Chiswick Street |  | Carlisle | CA1 1HQ

Guide Price £290,000
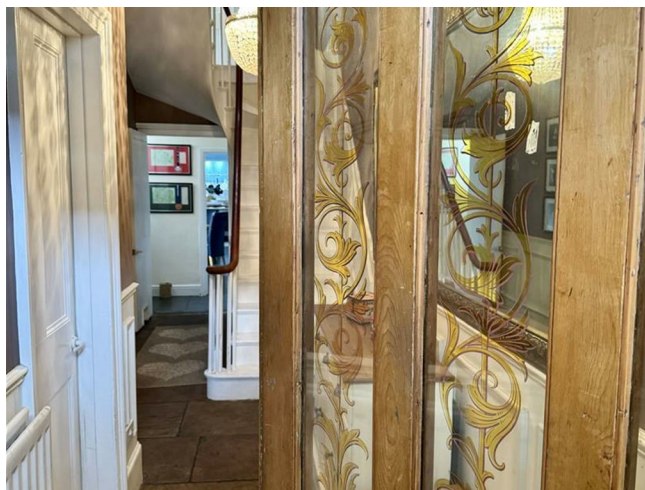
david britton
ESTATES

## Key features

- Grade II List townhouse
- In heart of the City of Carlisle
- 4 bedrooms including bedroom on lower ground floor
- Arranged over 3 floors
- Garden to the rear with terrace and outbuilding
- Kitchen diner
- Lounge
- Utility room
- Impressive hallway
- Dining room

## Description

Found on one of Carlisle's most desirable residential streets is this stunning Grade II listed 4 bedroom town house. With accommodation spread over 3 floors, the property is packed with original features and would make a superb family home. Immaculately presented throughout the accommodation is extremely spacious with entrance vestibule, hallway, living room, dining room and kitchen diner to the ground floor. On the lower ground floor there is a fourth double bedroom and utility area. On the first floor there are 3 good size bedrooms and a family bathroom. Outside to the front there is a small paved area and to the rear there is a good seized garden with decking area, artificial turf and small stone store. This area has resident on-street parking and is extremely sought after. It is only a short walk from the city centre where there is a fantastic range of local amenities including shops, pubs, restaurants, cafes, schools, leisure facilities, doctors' surgeries and hospitals. Carlisle offers easy access to the M6, A66 and the Lake District National Park.
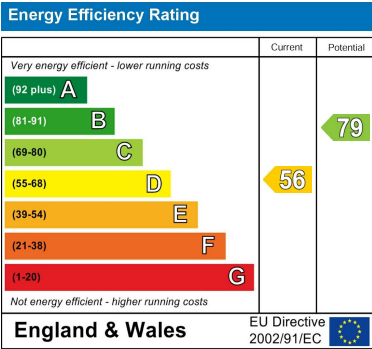** A viewing is highly recommended **

## Directions

# Floor plans

## Ground Floor
Approx. 66.5 sq. metres (715.9 sq. feet)

**Kitchen /Diner**
8.25m (27'1")
x 2.45m (8') max

## First Floor
Approx. 45.9 sq. metres (494.0 sq. feet)

**Bedroom**
3.90m x 3.30m
(12'10" x 10'10")

**Bedroom**
3.70m x 3.20m
(12'2" x 10'6")

**Bedroom**
2.65m x 2.15m
(8'8" x 7'1")

## Basement
Approx. 24.1 sq. metres (259.0 sq. feet)

**Dining Room**
3.95m x 3.75m
(13' x 12'4")

**Sitting Room**
3.65m x 4.35m
(12' x 14'3")

**Study/ Bedroom**
3.50m x 4.30m
(11'6" x 14'1")

**Utility Room**

Total area: approx. 136.5 sq. metres (1468.9 sq. feet)

## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 79 |
| (69-80) C | | |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

**England & Wales** — EU Directive 2002/91/EC