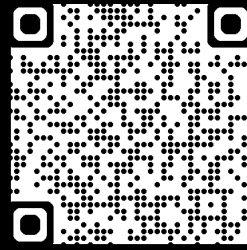


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**Carlisle**

Stanistone Road  
ML8 4DY

Council Band A

## 3 BEDROOM SEMI-DETACHED

Spacious Accommodation | Living Room | Kitchen | Three Bedrooms | Bathroom | Gas  
Central Heating | Double Glazing | Fully Enclosed Gardens | EPC - D



Arrange a viewing: 01555 661435  
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# Stanistone Road, Carlisle, ML8 4DY



Three bedroom semi-detached property located within walking distance of Carlisle town center. This property occupies a spacious corner plot and internal accommodation comprises of; living room, breakfasting kitchen, bathroom and three double bedrooms. Further benefits include; gas central heating, double glazing and gardens to the front, side & rear. EPC – D

The property is entered from the front into a welcoming entrance hallway which in turn provides access to the living room, bathroom and stairway leading to upper floor. A convenient under stair cupboard is also located here.

The bright and spacious living room is located to the front with a window providing natural light. A feature electric fire adds a focal point to the room and a doorway leads into the kitchen.



Accessed from the living room is the breakfasting kitchen which offers modern fitted base and wall units with space for utilities, stainless steel sink and drainer set below a rear facing window. A built in storage cupboard houses the gas boiler and a glazed door gives access to the garden.

The bathroom has been fitted with a white three-piece suite consisting of WC, wash hand basin and bath with vinyl flooring and tiling to the walls. A side facing window provides natural light.

The upper landing gives access to the three double bedrooms and loft hatch.

Bedroom one is a good sized front facing double sized room with several built-in wardrobes.

Bedroom two is a rear facing double size room with built-in wardrobe and Bedroom three is another rear facing double size room.



Externally there are well maintained gardens to the front, side and rear of the property.

The front and side gardens are mainly laid to lawn with planted borders. The rear garden features an area of lawn with a paving slab patio and wooden storage shed.

Living Room 4.07m x 4.46m

Kitchen 4.03m x 2.49m

Bathroom 1.85m x 2.44m

Bedroom 2.94m x 4.41m

Bedroom 2.94m x 4.02m

Bedroom 3.00m x 3.01m







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#### Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.