



27 Rosebery Road, Carlisle, CA3 9HU

Guide price £250,000



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Carlisle, CA3 9HU

- Refurbished 3 Bed Family Home
- Two Reception Rooms & Spacious Kitchen Diner
- Found in an Excellent Residential Location
- Walking Distance to Schools, Shops & Amenities
- Lovely Family Bathroom
- Three Double Bedrooms
- Well Proportioned Home in Excellent Order
- South Facing Rear Cottage Style Garden & Patio
- Offered For Sale with No Onward Chain
- Early Viewing is Essential

This fantastic family home, boasting three spacious double bedrooms, is situated in the highly sought-after residential area of Stanwix, just North of the River Eden and has been refurbished to an excellent standard by the current owners.

The house features two inviting reception rooms, perfect for both relaxation and entertaining. The brilliant kitchen-dining room leads outside to a beautiful south-facing, cottage-style garden and patio which offers great space for residents and guests alike.

Stanwix is renowned for its fantastic amenities, green spaces, and excellent schools, making this property an ideal choice for families seeking convenience and quality.



Entrance Hallway

Composite front door leading into the entrance vestibule. Fitted carpet and sunken doormat. Internal door leading into the entrance hallway. Doors off to the ground floor accommodation and stairs off to the first floor. Fitted carpet throughout. Radiator.

Lounge

13'1" x 12'7" (3.99 x 3.84)

To the front is a uPVC bay window. There is a fireplace with a hearth, surround and mantle. Ornate cornice, ceiling rose and picture rail. Fitted carpet. Radiator.

Dining Room

13'5" x 13'5" (4.10 x 4.09)

A versatile room which could be used as a second sitting room or a dining room. Door leading through to the kitchen diner. uPVC window to the rear elevation. Fitted carpet. Fireplace with hearth, surround and mantle. Picture rail and ceiling rose. Radiator.

Kitchen

20'3" x 9'3" (6.18 x 2.82)

A large kitchen dining room with a range of fitted wall and base units which have complementing worksurfaces and a sink drainer unit with mixer tap. There is a wall mounted gas boiler providing heating and hot water. Several uPVC double glazed windows and a uPVC door leading out to the rear garden. Lino flooring. Radiator. Understairs storage cupboard. Plumbing for a washing machine and tumble dryer.





Bedroom One 16'10" x 12'4" (5.14 x 3.76)
Large double bedroom with two uPVC double glazed windows to the front elevation. Fitted carpet. Radiator. Picture rail and ceiling rose.

Bedroom Two 13'6" x 9'0" (4.14 x 2.75)
Another spacious double bedroom with built in cupboards and a uPVC double glazed window to the rear elevation. Fitted carpet. Radiator.

Bathroom
Has a fitted three-piece suite comprising: panelled bath with shower over, low level w/c and a pedestal wash hand basin. Part tiled walls. uPVC double glazed window with opaque glass.

Bedroom Three 13'7" x 9'2" (4.16 x 2.81)
The third excellent double bedroom. uPVC double glazed window to the rear elevation. Fitted carpet. Radiator.

Outside
To the front of the property is a walled forecourt. To the rear is a Low maintenance, South facing, cottage style rear garden with lawn, well established flowers and trees. Patio seating area and a gate providing pedestrian access to the rear lane.

Services
All mains services including a gas fired boiler providing central heating and hot water. uPVC double glazing.

Directions

From Carlisle city centre, head North over Eden Bridge via Hardwicke Circus and proceed on Scotland Road. Turn left onto Rosebery Road and the property is on the left-hand side.





Floor Plans



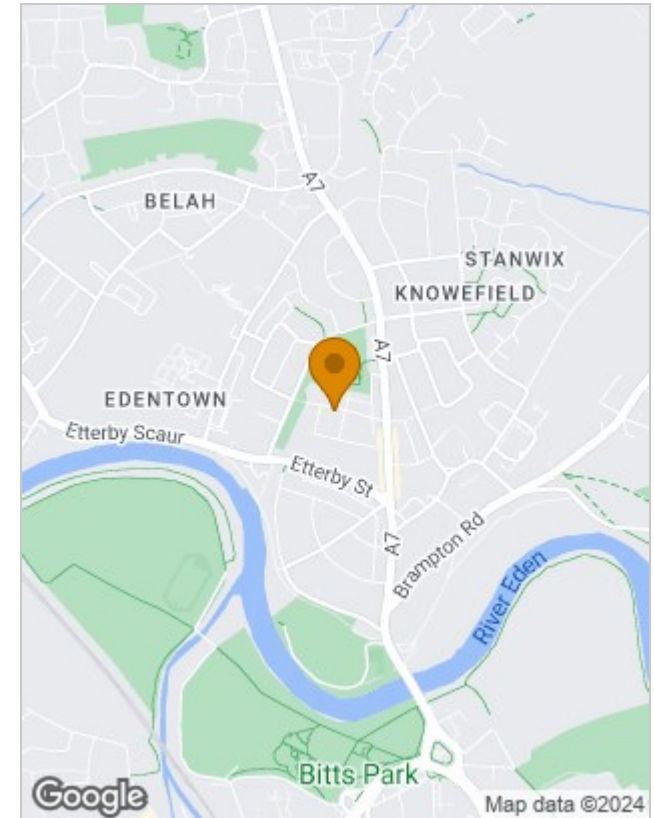
Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

