



AB Properties



4 Victoria Avenue  
, Carlisle, ML8 5AG

Offers over £349,955



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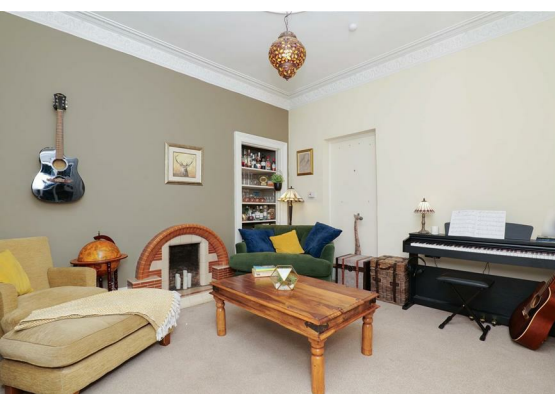
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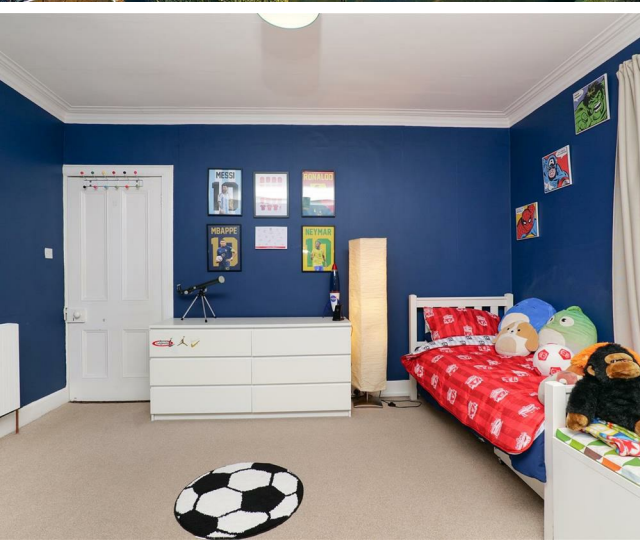
This charming traditional semi-detached property is situated in one of Carlisle's most desirable locations, offering an exceptional blend of timeless character and contemporary style. Boasting flexible living accommodation set over two levels, this beautiful home is perfect for families seeking space, comfort, and convenience.

The ground floor features a welcoming entrance vestibule leading to an impressive hallway with a sweeping staircase, setting the tone for the elegance found throughout. The formal lounge is bright and inviting, with a stunning bay window that floods the room with natural light and a feature fireplace with a cozy log-burning stove. Adjacent to the lounge is a spacious sitting room, also featuring a charming fireplace, ideal for relaxing. The modern, well-appointed breakfasting kitchen is fitted with a gas hob, extractor hood, electric oven, and dishwasher, offering a perfect blend of style and functionality. Completing the ground floor is a practical utility room providing additional space for appliances and a convenient shower room with a corner shower unit, sink, and WC.

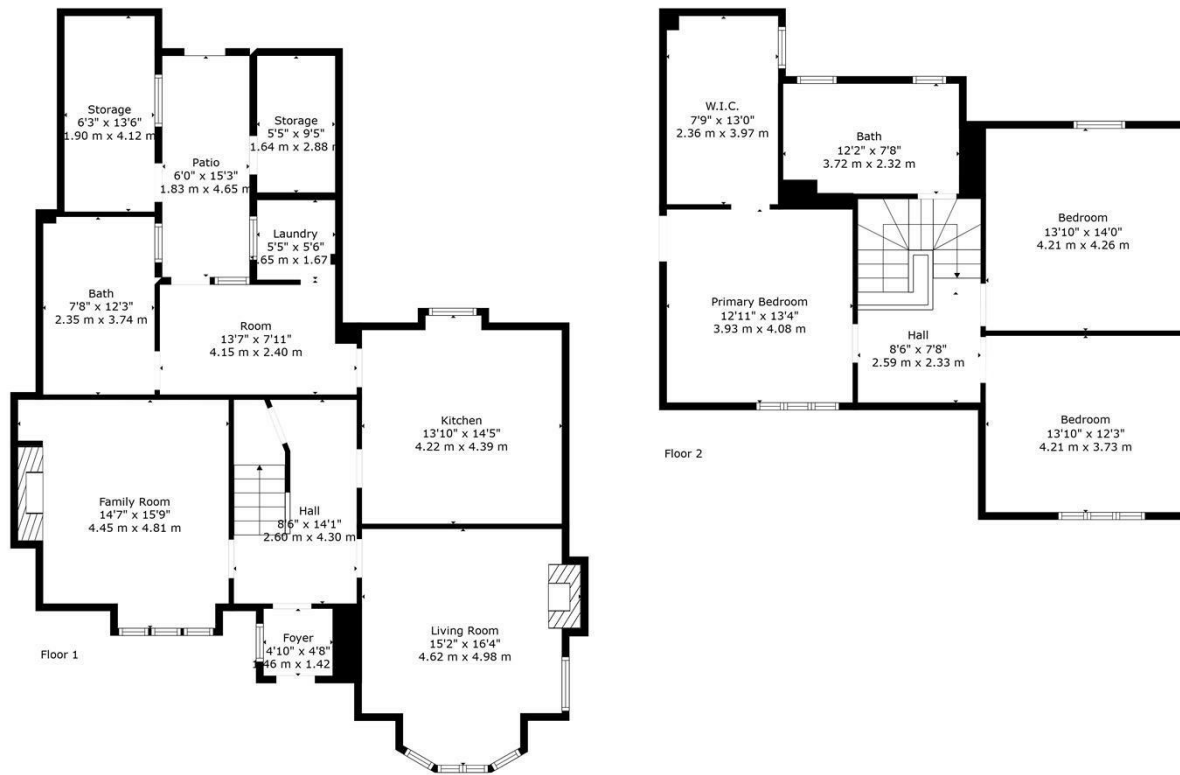
Upstairs, a generous landing leads to three spacious double bedrooms. The master bedroom benefits from its own private dressing room, adding a touch of luxury. The stunning four-piece family bathroom features a freestanding bath.

Further benefits include gas central heating and double glazed windows are installed throughout.

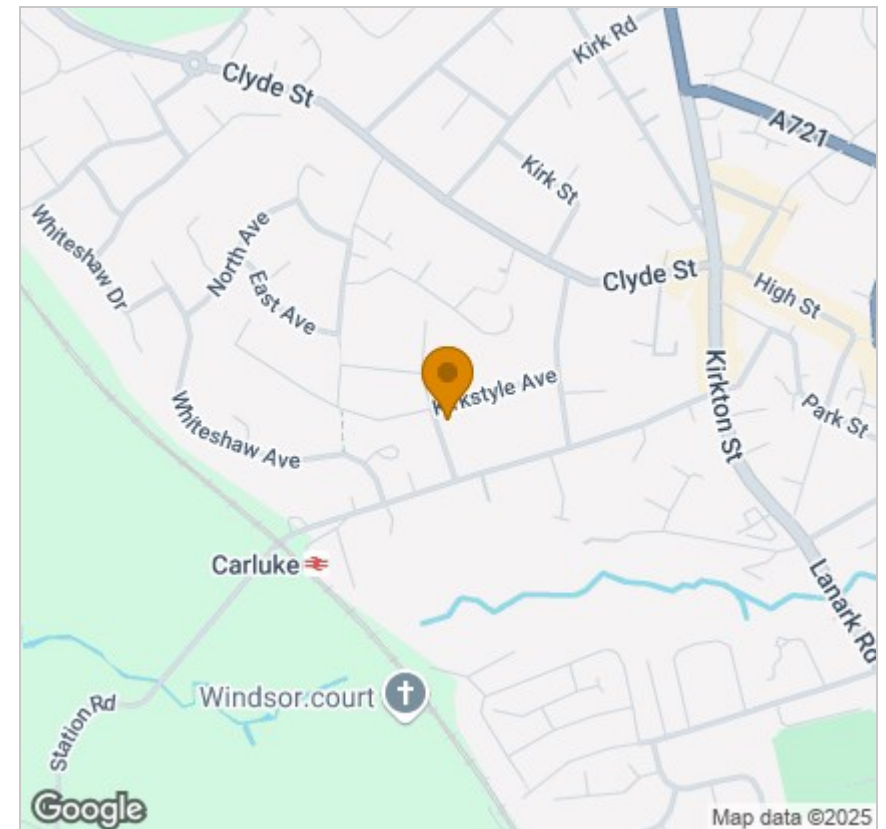
Externally, the property boasts beautifully maintained gardens to both the front and rear. The substantial rear garden has been thoughtfully landscaped with a neat lawn and an attractive paved patio area—perfect for outdoor dining and relaxation. A timber shed provides additional garden storage, while a sweeping monoblock driveway to the side offers ample off-street parking.







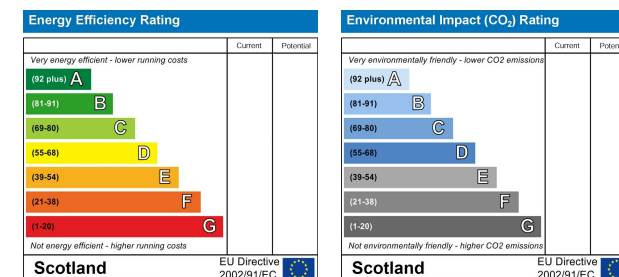
**TOTAL: 1904 sq. ft. 177 m2**  
FLOOR 1: 1018 sq. ft. 95 m2, FLOOR 2: 886 sq. ft. 82 m2  
EXCLUDED AREAS: STORAGE: 136 sq. ft. 13 m2, PATIO: 93 sq. ft. 9 m2, FIREPLACE: 8 sq. ft. 1 m2



## Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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