



Beechwood Avenue

Carlisle, CA3 9BW

Offers In The Region Of £220,000



- Semi-Detached House
- Two Reception Rooms, both with Bay Windows
- Family Bathroom
- Gas Central Heating & Double Glazing
- A Short Walk To Excellent Amenities Including Stanwix School
- Popular Residential Location to the North of Carlisle
- Three Bedrooms
- Off-Road Parking & Detached Garage
- Excellent Opportunity to Adapt and Make Your Own
- EPC - D

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This popular period style semi-detached home has two bay-windowed reception rooms, three bedrooms, it is perfectly situated in Stanwix to the North of Carlisle within easy access to a wealth of amenities. Whether you are looking for a family home within catchment of Stanwix School and Kingmoor Schools, a well proportioned home or investment, this property is suited to a wide range of buyers. The property has planning permission for a full width ground floor rear extension. Viewing comes highly recommended.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises: hallway, living room, second reception room/dining room and kitchen to the ground floor with a landing, three bedrooms, two double and one single and bathroom on the first floor. Externally there are gardens to the front and rear with off-road parking to the side leading to a detached garage. EPC - D and Council Tax Band - C.

Situated within one of Carlisle's most sought after locations to the North of City with local conveniences including shops, supermarket's, bars and restaurants that are all within close proximity. Within walking distance, you have desirable Stanwix Primary School, Kingmoor Nursery and Infant School, Kingmoor Junior School and reputable Secondary Schools within the City Centre. Access to the M6 motorway J44 within five minutes along with the City Bypass and A69.

HALLWAY

Entrance door, retaining original stained glass windows each side from the front with internal doors to the living room, dining room and kitchen, stairs to the first floor landing with under stairs cupboard and radiator.

LIVING ROOM

11'4" x 10'9" (3.45m x 3.28m)

Double glazed bay-window to the front aspect, radiator and feature gas fireplace with surround and hearth. Measurements not including the bay.

DINING ROOM

11'8" x 10'10" (3.56m x 3.30m)

Double glazed bay-window to the rear aspect, radiator and feature multi-fuel stove set within a slate chamber providing a warm cosy focal point and alternative/additional source of heating. Measurements not including the bay.

KITCHEN

8'0" x 7'6" plus 7'10" x 6'8" (2.44m x 2.29m plus 2.39m x 2.03m)

Fitted kitchen comprising base, wall and tall units with worksurfaces above. Range-style cooker, one bowl Belfast sink with mixer tap, space and plumbing for both a washing machine and dishwasher, space for a fridge freezer, wall-mounted gas boiler, recessed spotlights, radiator, two double glazed windows and external door to the side.

LANDING

Stairs up from the ground floor to the landing with internal doors to three bedrooms and bathroom, double glazed window and loft access point.

BEDROOM ONE

11'4" x 10'10" (3.45m x 3.30m)

A generous double bedroom with double glazed bay-window to the front aspect, radiator and exposed floorboards. Measurements not including the bay.

BEDROOM TWO

11'7" x 10'11" (3.53m x 3.33m)

Another generous double bedroom with double glazed bay-window to the rear aspect, radiator, exposed floorboards and decorative period style tiled fireplace. Measurements not including the bay.

BEDROOM THREE

7'10" x 6'0" (2.39m x 1.83m)

Double glazed window to the front aspect, radiator and exposed floorboards.

BATHROOM

7'5" x 6'8" (2.26m x 2.03m)

Three piece suite comprising WC, wash hand basin and curved left hand bath with mains shower over and shower screen. Fully tiled walls, extractor fan, chrome towel radiator, recessed spotlights and obscured double glazed window.

EXTERNAL

A lawned garden with well stocked borders to the front, off road parking for two/three vehicles to the side elevation, leading through double gates to the detached single garage. The rear garden benefits a concrete hardstanding area in front of the garage, lawned garden, vegetable/fruit raised bed area to the rear of the garage and external outbuilding/log store. Cold water tap to the rear elevation.

GARAGE

Detached single garage with barn-style double doors. Power and lighting internally.

WHAT3WORDS

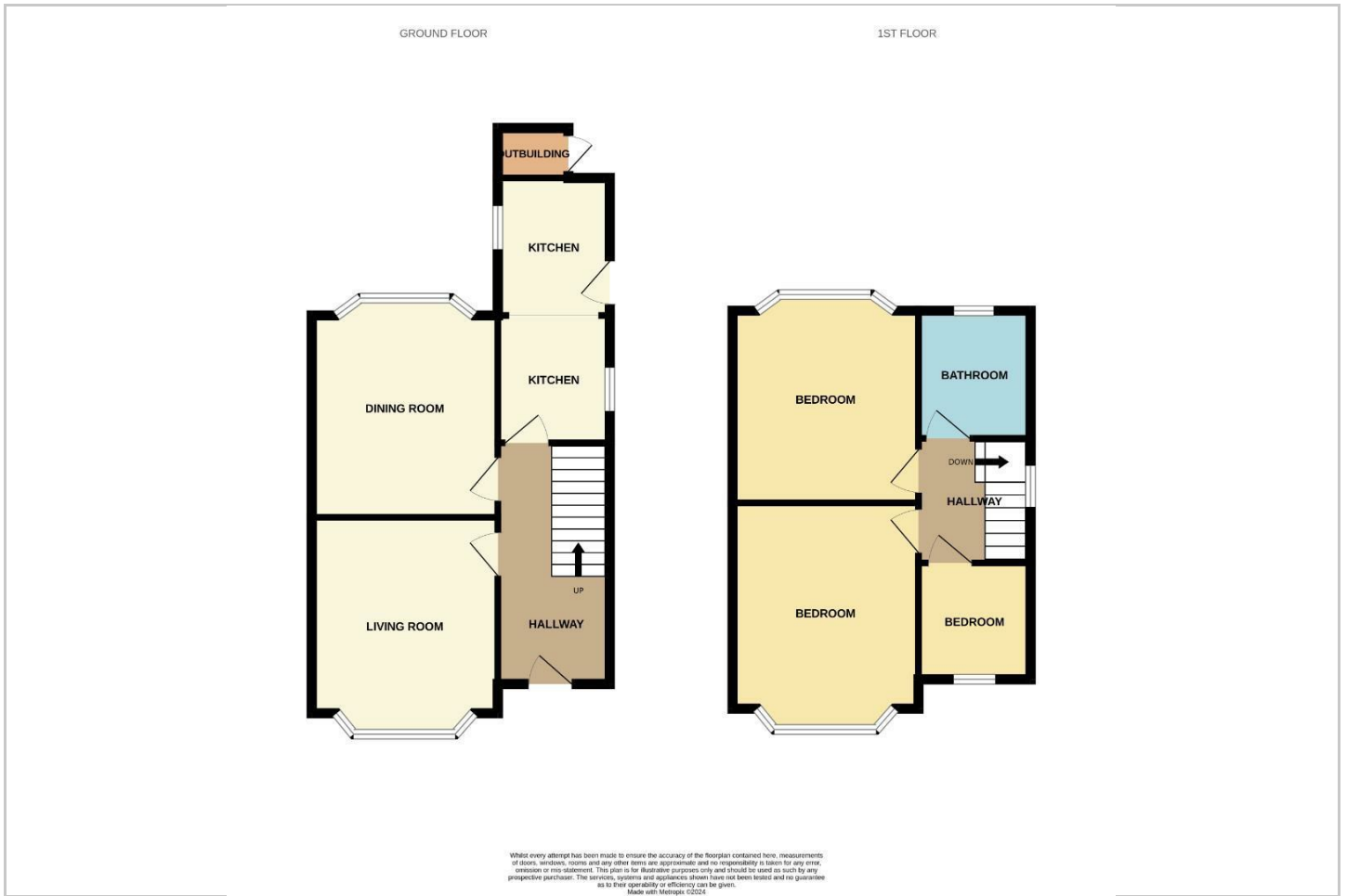
For the location of this property please visit the What3Words App and enter - films.coats.ridge

Please Note

We would like to advise prospective buyers planning permission is granted for Erection Of Single Storey Rear Extension To Provide Kitchen/Dining Room & Utility.

Please note the current application has an expiration date of May 24 we would advise any interested parties to contact the Council directly. Further information is available on through the council website Application Number: 21/0143

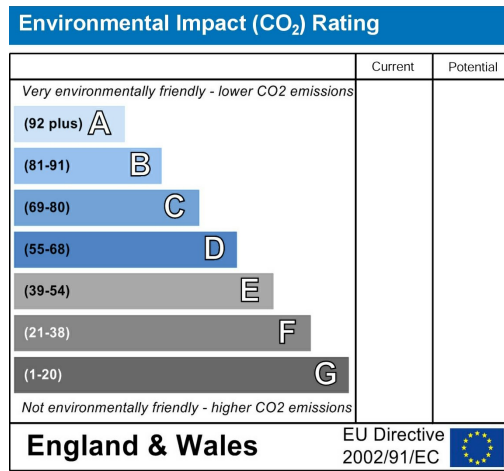
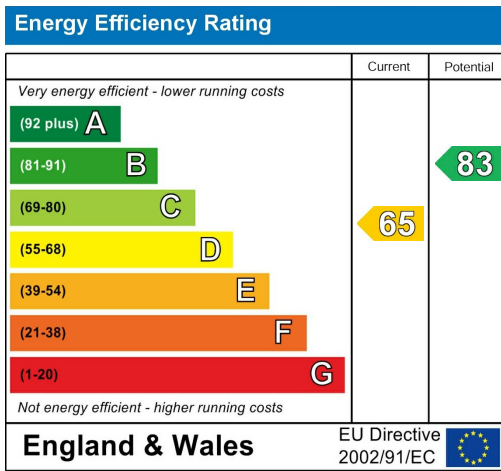
Floorplan







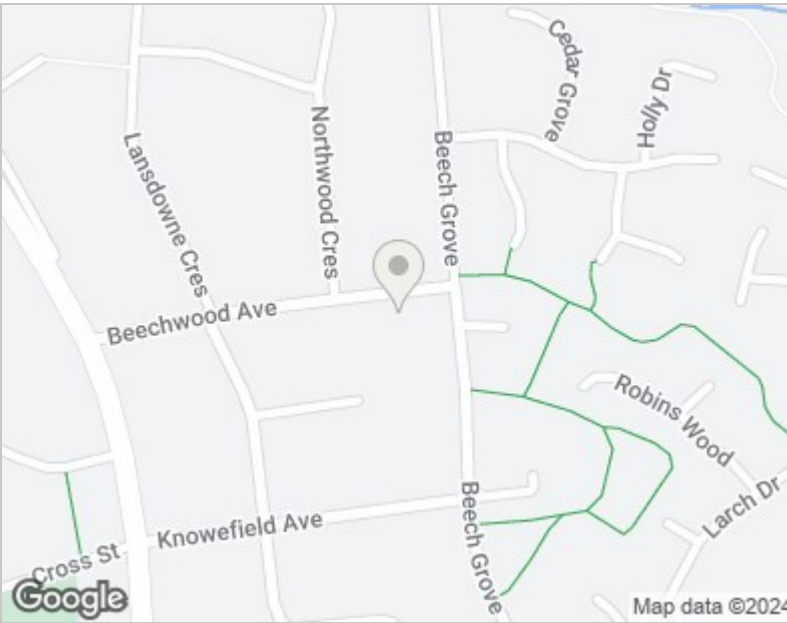
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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