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Warwick Road

Carlisle, CA1 1LQ

Guide Price £255,000



- Imposing & Substantial Townhouse
- Two Reception Rooms
- Five Bedrooms (Two En-Suite)
- Rear Yard with Off-Road Parking
- Conveniently Located for City Access

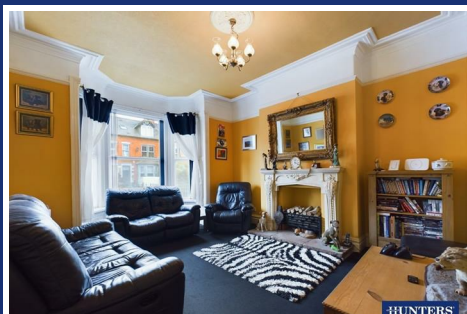
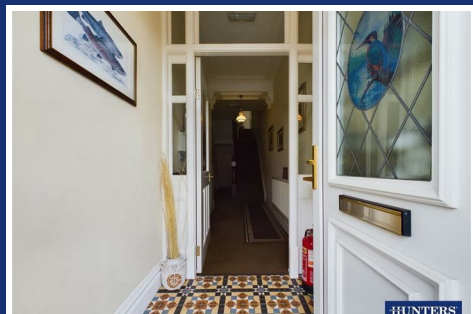
- Accommodation over Three Floors
- Kitchen & Utility Room
- Downstairs Wet Room
- Gas Central Heating & Double Glazing
- EPC - D

Tel: 01228 584249

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This imposing and substantial five bedroom, two reception townhouse is arranged over three floors and offers exceptional space for living and entertaining. Boasting a generous rear yard which includes off-road parking for multiple vehicles, the property is well suited to a range of buyers and is conveniently located within walking distance to the City Centre and a wide array of amenities and schools. Whilst the property is currently used as a residential home, the property lends itself perfectly for other uses including being a B&B or a home of multiple occupancy, subject to relevant permissions.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises entrance hall, hallway, living room, dining room, kitchen, rear hall, wet room and utility room to the ground floor. On the first floor is a split-level landing, three double bedrooms and two en-suite's and on the second floor is a split-level landing, two double bedrooms and a walk-in store. Externally the property has a front forecourt and a low-maintenance rear yard with off-road parking. EPC - D and Council Tax Band - D.

Located on Warwick Road, one of the Border City's main arterial routes, which benefits easy access into the City Centre along with access back towards Rosehill which has connections to the M6 Motorway J43 and the A69. Within the City Centre itself, there is an excellent array of conveniences including the lanes shopping centre, convenience stores, supermarkets and highly reputable bars and restaurants. For rail commuting, Carlisle's Citadel railway station offers high speed rail links both North and South via the West Coast mainline. Schools and Nurseries for all ages can be found within proximity to Warwick Road along with approved plans for the new £77.5m University of Cumbria Campus within the city centre.

ENTRANCE HALL

Entrance door from the front with internal door to the hallway and feature tiled flooring.

HALLWAY

Internal doors to the living room, dining room and kitchen, external door to the rear yard, stairs to the first floor landing and radiator.

LIVING ROOM

Double glazed bay window to the front aspect, radiator and decorative open fireplace with surround and hearth.

DINING ROOM

Double glazed window to the rear aspect and radiator.

KITCHEN

Fitted kitchen comprising a range of base and drawer units with worksurfaces and splashbacks above. Freestanding 'Stoves' cooker, extractor unit, space for a fridge freezer, two Belfast sinks with 'Quooker' tap, wall-mounted gas boiler, radiator, extractor fan, double glazed window to the rear aspect and internal door to the rear hall.

REAR HALL

Internal doors to the wet room and utility room.

WET ROOM

Three piece suite comprising WC, wash hand basin and wet-room shower with mains powered shower. Fully boarded walls, tiled flooring, extractor fan, towel radiator and obscured double glazed window.

UTILITY ROOM

Fitted base and wall units with worksurfaces above. Space and plumbing for a washing machine and tumble drier, space for a under-counter fridge and freezer, radiator, tiled flooring and double glazed sliding patio door to the rear yard.

FIRST FLOOR LANDING

Stairs up from the ground floor hallway with a split-level landing and internal doors to three bedrooms.

BEDROOM ONE

Double glazed bay window to the front aspect, obscured double glazed window, retained fireplace, two built-in cupboards, radiator and towel radiator.

BEDROOM TWO

Double glazed window to the rear aspect, radiator and internal door to the en-suite.

BEDROOM TWO EN-SUITE

Three piece suite comprising WC, pedestal wash hand

basin and shower enclosure benefitting an electric shower unit. Extractor fan, towel radiator and obscured double glazed window.

BEDROOM THREE

Double glazed window to the rear aspect and radiator.

BEDROOM THREE EN-SUITE

Three piece suite comprising WC, pedestal wash hand basin and shower enclosure benefitting an electric shower unit. Extractor fan, towel radiator and obscured double glazed window.

SECOND FLOOR LANDING

Stairs up from the first floor landing with internal doors to two bedrooms, WC/cloakroom and walk-in store.

BEDROOM FOUR

Double glazed bay window to the front aspect, double glazed Velux window, radiator and retained fireplace.

BEDROOM FIVE

Double glazed window to the rear aspect, radiator and loft access point.

WC/CLOAKROOM

WC, wash hand basin and extractor fan.

WALK-IN STORE

Obscured double glazed Velux window and radiator.

EXTERNAL

A low-maintenance forecourt to the front with metal railings and gate. To the rear of the property is a low-maintenance yard and garden including a car-port/sheltered area, decked seating area, raised pond, cold water tap and external electricity socket. An electric roller garage door allows vehicular access from the rear lane allowing off-road parking for multiple vehicles. The hot-tub is not included in the sale.

WHAT3WORDS

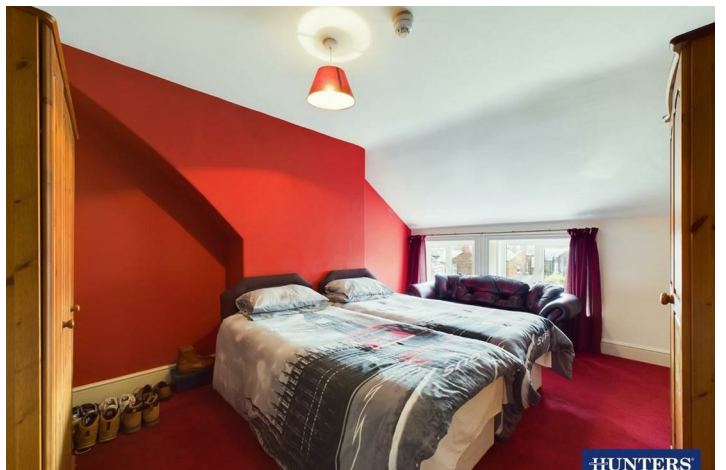
For the location of this property please visit the What3Words App and enter - clock.wants.gentle

PLEASE NOTE

This property was affected by flooding in 2005 and 2015 however significant flood defences have been installed in recent years in the locality.

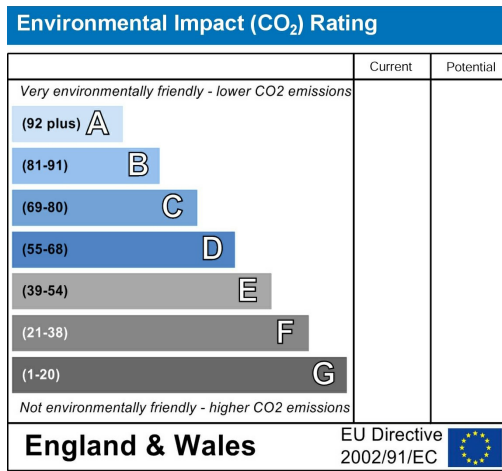
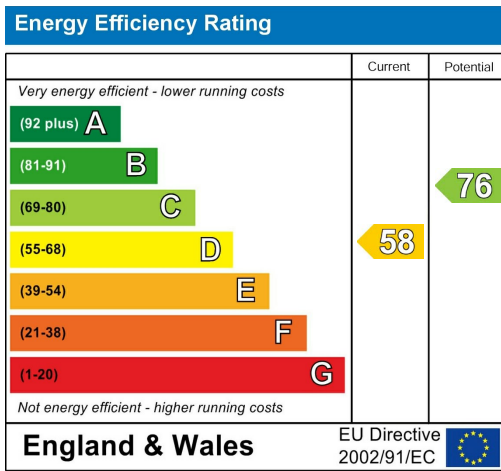
Floorplan







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



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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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