



## 36 Edderside Drive

Carlisle, CA3 0FB

£875 Per Calendar Month  
£1009 Deposit



- Newly Built Semi-Detached House
- Beautifully Presented Throughout
- Living Room with Front Aspect
- Three Piece Bathroom & Downstairs WC/Cloakroom
- Turfed Rear Garden

- Prime 'North of the River' Location
- Modern Dining Kitchen with Integrated Appliances
- Three Bedrooms, Master with En-Suite Shower Room
- Driveway Parking for Two Vehicles
- EPC - B

# 36 Edderside Drive

Carlisle, CA3 0FB

£875 Per Calendar Month



This newly constructed three bedroom semi-detached house is located within a sought after development to the North of Carlisle and boasts excellent access to a wealth of amenities including Kingmoor Infant & Junior School, Kingstown Industrial Estate and the M6 motorway J44. The unfurnished accommodation is beautifully presented throughout and a perfect home for families and professionals. A viewing comes highly recommended.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises: hallway, living room, dining kitchen and WC/cloakroom to the ground floor with a landing, three bedrooms, master en-suite shower room and bathroom on the first floor. Externally there is driveway parking to the front and an enclosed rear garden.

EPC - B

Council Tax Band - B

Holding Fee £201

Deposit £1009

Located within a new residential development to the North of Carlisle, just off Kingstown Road & Windsor Way, the property enjoys excellent access both in-to and out-of the City. Within walking distance, you have amenities including Bannatynes Health club, Morrisons, ALDI and the Gosling Bridge Pub. For the little ones, Kingmoor Infant & Junior Schools are around a ten-minute walk with highly regarded Secondary Schools being in the city centre. Access to the M6 J44 within minutes which provides direct access both North and South. The A69 and City Bypass are minutes away.

## HALLWAY

Entrance door from the front with internal doors to the living room and WC/cloakroom. Radiator and stairs to the first floor landing.

## LIVING ROOM

14'2" x 11'10" (4.32m x 3.61m)

Double glazed window to the front aspect, radiator, under-stairs cupboard and internal door to the dining kitchen. Measurements to the maximum points.

## DINING KITCHEN

15'3" x 8'9" (4.65m x 2.67m)

Modern fitted kitchen complete with base, wall and drawer units with matching worksurfaces and upstands above. Integrated electric oven, gas hob, extractor unit, integrated fridge freezer, integrated dishwasher, integrated washing machine, one and a half bowl sink with mixer tap, wall mounted & enclosed gas boiler, radiator, double glazed window to the rear aspect and double glazed French doors to the rear garden.

## WC/CLOAKROOM

Two piece suite comprising WC and wash hand basin. Radiator and obscured double glazed window.

## LANDING

Stairs up from the ground floor hallway with internal doors to three bedrooms and bathroom. Loft access point and storage cupboard.

## MASTER BEDROOM

11'11" x 9'5" (3.63m x 2.87m)

Double glazed window to the front aspect, radiator, over-stairs cupboard and internal door to the en-suite shower room. Measurements to the maximum points.

## MASTER EN-SUITE

Three piece suite comprising WC, pedestal wash hand basin and shower enclosure with main shower. Part tiled walls, radiator, extractor fan and obscured double glazed window.

## BEDROOM TWO

9'2" x 7'6" (2.79m x 2.29m)

Double glazed window to the rear aspect and radiator.

## BEDROOM THREE

7'7" x 5'10" (2.31m x 1.78m)

Double glazed window to the rear aspect and radiator.

## BATHROOM

6'1" x 5'11" (1.85m x 1.80m)

Three piece suite comprising WC, pedestal wash hand basin and bath with electric shower over. Part tiled walls, radiator, extractor fan and obscured double glazed window.

## EXTERNAL

Block-paved driveway to the front with side access pathway and gate to an enclosed rear garden benefitting a small paved seating area and turfed garden.

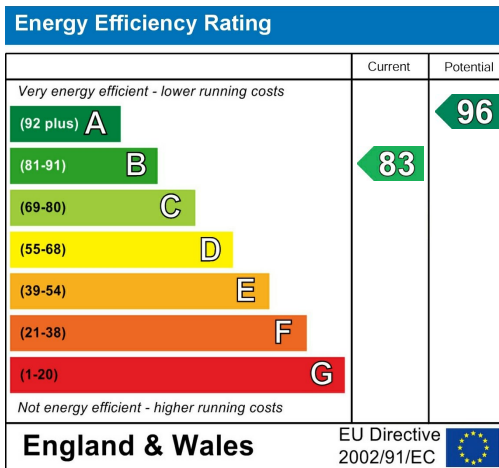
# Floorplan







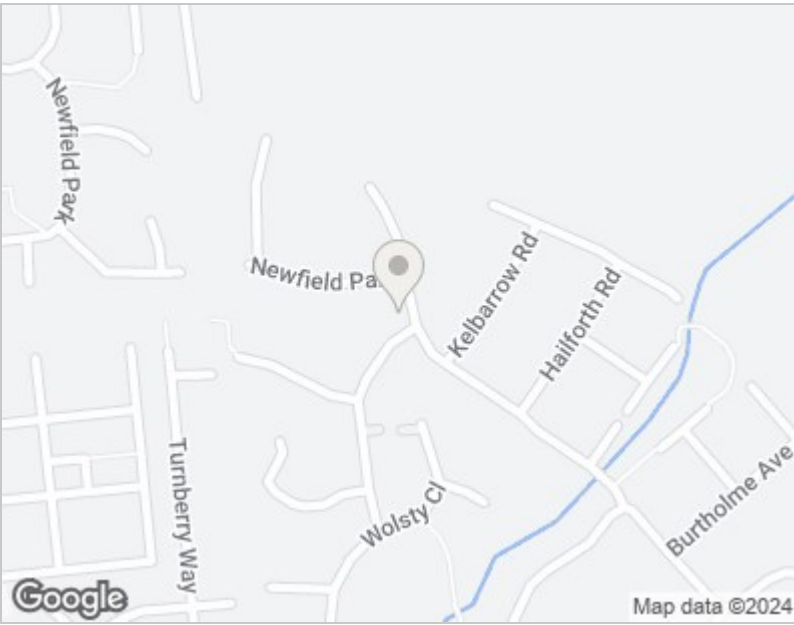
## Energy Efficiency Graph



## 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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