



## Edderside Drive

Carlisle, CA3 0FB

£950 Per Calendar Month  
£1,096 Deposit



- Modern Detached House
- Living Room with Media Wall
- Three Bedrooms with Master En-Suite
- Landscaped South-West Facing Rear Garden
- Unfurnished Accommodation
- Prime 'North of the River' Location
- Dining Kitchen with French Doors
- First Floor Family Bathroom & Downstairs WC/Cloakroom
- Off-Road Parking for Two Vehicles plus Integral Garage
- EPC - B

# Edderside Drive

Carlisle, CA3 0FB

£950 Per Calendar Month & £1,096 Deposit



This three bedroom semi-detached house with integral garage is located within a popular new 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 well presented throughout and includes a modern dining kitchen, living room with media wall, three good sized bedrooms with master en-suite, a landscaped south-west facing rear garden and off-road parking. A viewing comes highly recommended.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, living room, inner hall, dining kitchen and WC/cloakroom to the ground floor with a landing, three bedrooms, master en-suite and family bathroom on the first floor. Externally there is off-road parking and an integral garage to the front and an enclosed garden to the rear.

EPC - B

Council Tax Band - C

Holding Fee - £252

Deposit - £1096

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.

## ENTRANCE HALL

4'8" x 3'5" (1.42m x 1.04m)

External door from the front, radiator and an internal door to the living room.

## LIVING ROOM

16'1" x 10'2" (4.90m x 3.10m)

Double glazed window to the front aspect, radiator, medial wall with electric fire and an internal door to the inner hall. Measurements to the maximum points.

## INNER HALL

Internal doors to the dining kitchen and WC/cloakroom, radiator and stairs to the first floor.

## DINING KITCHEN

18'8" x 7'7" (5.69m x 2.31m)

Fitted kitchen comprising a range of base and wall units with worksurfaces and splashbacks above. Integrated electric oven, gas hob, extractor unit, wall-mounted and enclosed gas boiler, space and plumbing for a washing machine, space for a timber drier, space for a fridge freezer, one and a half bowl stainless steel sink with mixer tap, tiled flooring, double glazed window to the rear aspect and double glazed French doors to the rear garden patio. Ample space for dining furniture.

## WC/CLOAKROOM

WC, wash hand basin, radiator and extractor fan.

## LANDING

Stairs up from the ground floor, internal doors to three bedrooms and bathroom, built-in cupboard, loft access point and a double glazed window to the side aspect.

## MASTER BEDROOM

14'2" x 9'6" (4.32m x 2.90m)

Two double glazed windows to the front aspect, radiator and internal door to the en-suite.

## MASTER EN-SUITE

6'9" x 4'5" (2.06m x 1.35m)

Three piece suite comprising a WC, pedestal wash hand basin and shower enclosure with

mains shower. Part tiled walls, radiator, extractor fan and an obscured double glazed window.

## BEDROOM TWO

11'3" x 8'8" (3.43m x 2.64m)

Double glazed window to the rear aspect and radiator.

## BEDROOM THREE

9'9" x 7'9" (2.97m x 2.36m)

Double glazed window to the rear aspect and radiator.

## BATHROOM

8'9" x 5'7" (2.67m x 1.70m)

Three piece suite comprising a WC, pedestal wash hand basin and bath. Part tiled walls, radiator, extractor fan and an obscured double glazed window.

## EXTERNAL

To the front of the property is off-road parking for two vehicles, with access to the integral garage. Pathway with gate to the side towards the rear garden. The rear garden is enclosed benefitting a large paved seating area and lawned garden. External cold water tap to the rear garden.

## INTEGRAL GARAGE

Manual up and over garage door, power and lighting.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - chair.fails.matter

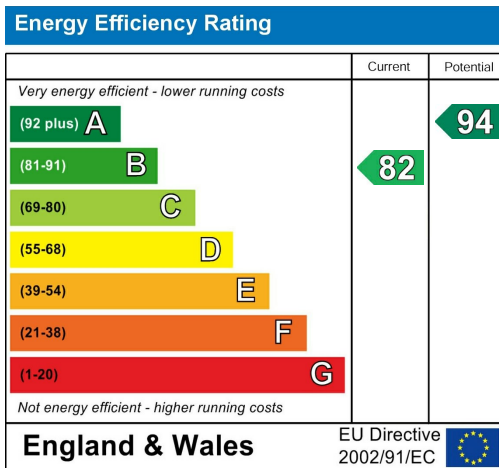
# Floorplan







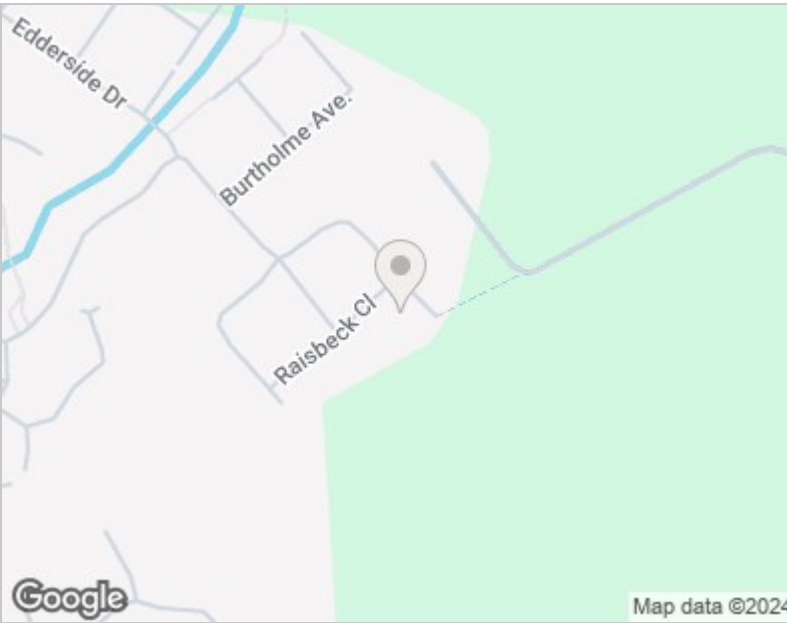
## Energy Efficiency Graph



## 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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