



## Scawfell Road

Carlisle, CA2 5QL

Guide Price £225,000



- Extended Semi-Detached House
- Popular Location just off Dalston Road
- Large Dining Kitchen with Separate Utility Room
- First Floor Family Bathroom
- Gardens to the Front & Rear
- Ideal Family Home
- Spacious Bay-Fronted & Dual Aspect Living/Dining Room
- Four Bedrooms (Three Double & One Large Single)
- Off-Road Parking & Integral Garage
- EPC - D

# Scawfell Road

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Located conveniently just off Dalston Road is this four bedroom, extended semi detached house complete with garage and gardens. Whilst the property is in requirement of some modernisation, the expanse of the accommodation means it is perfect for both young & growing families and adaptable to the new incoming owners personal specification.

Internally, the home offers some excellent features for modern day family living including a bay-fronted open-plan living/dining room, spacious dining kitchen with separate utility room, downstairs WC for guests and heading upstairs, four good sized bedrooms centred around a generous family bathroom. Stepping outdoors, a private rear garden offers an excellent space to relax, play and grow with the additional benefit of off-road parking and an integral single garage to the front. A viewing comes highly recommended.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, open plan living/dining room, cloakroom, dining kitchen, utility room and WC to the ground floor with a landing, four bedrooms and family bathroom on the first floor. Externally there are gardens to the front and rear, off-road parking and an integral single garage. EPC - D and Council Tax Band - B.

The convenience of the location is excellent, being just off Dalston Road there is direct access into the City Centre via Shaddongate or out the city via the Western Bypass which leads further to the A595, M6 or A69. Regular bus routes also pass close by on Dalston/Wigton Road making the city and surroundings very accessible. Local conveniences including locals shops, schools, post office and take-away restaurants are all within walking distance. Both the Cumberland Infirmary and McVitties are accessible within a five minute walk.

### HALLWAY

16'1" x 6'1" (4.90m x 1.85m)

Entrance door from the front, internal doors to the living/dining room and cloakroom, radiator and stairs to the first floor landing with under-stairs cupboard.

### LIVING/DINING ROOM

24'5" x 11'11" (7.44m x 3.63m)

Double glazed bay window to the front aspect, double glazed window to the rear aspect, feature electric fire with surround and two radiators. Measurements not including the bay window.

### CLOAKROOM

7'11" x 7'6" (2.41m x 2.29m)

Internal doors to the dining kitchen and utility room, and a radiator.

### DINING KITCHEN

18'0" x 11'3" (5.49m x 3.43m)

Fitted kitchen comprising base and drawer units with worksurfaces and tiled splashbacks above. Freestanding electric cooker, space and plumbing for a dishwasher, two-bowl stainless steel sink with mixer tap, double glazed window to the side aspect, double glazed window to the rear aspect and an internal door to the garage.

### UTILITY ROOM

7'8" x 5'11" (2.34m x 1.80m)

External door to the rear garden, internal door to the WC, wall-mounted gas boiler and space and plumbing for a washing machine.

### WC

7'5" x 2'6" (2.26m x 0.76m)

Two piece suite comprising a WC and vanity unit wash hand basin. Fully-boarded walls and a double glazed window to the rear aspect.

### LANDING

Stairs up from the ground floor, internal doors to four bedrooms and bathroom, and a double glazed window to the rear aspect.

### BEDROOM ONE

11'11" x 11'9" (3.63m x 3.58m)

Double glazed bay window to the front aspect and radiator. Measurements not including the bay window.

### BEDROOM TWO

12'2" x 11'10" (3.71m x 3.61m)

Double glazed window to the rear aspect, radiator and built-in cupboard/wardrobe with double doors.

### BEDROOM THREE

12'4" x 11'4" (3.76m x 3.45m)

Double glazed window to the front aspect and radiator. Measurements to the maximum points.

### BEDROOM FOUR

7'7" x 7'2" (2.31m x 2.18m)

Double glazed window to the front aspect and radiator.

### FAMILY BATHROOM

7'9" x 7'1" (2.36m x 2.16m)

Three piece suite comprising a WC and wash hand basin combination unit and bath with mains shower over. Fully-boarded walls, chrome towel radiator, loft access point, double glazed window to the side aspect and an obscured double glazed window.

### EXTERNAL

Front Garden & Parking:

A block-paved driveway allows off-road parking for one vehicle, with direct access via garage door and pedestrian access door into the integral garage. Further to the front elevation is a small lawned garden with some mature trees and hedging.

Rear Garden:

A lawned rear garden with mature hedging to the boundaries and a concrete hardstanding area.

### INTEGRAL GARAGE

16'1" x 11'5" (4.90m x 3.48m)

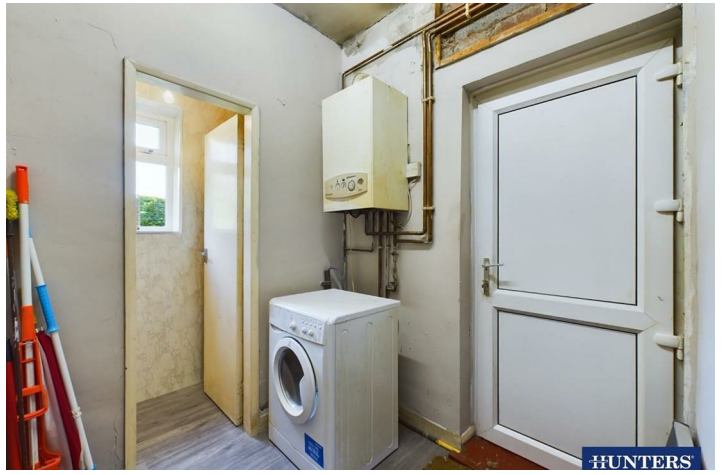
External pedestrian access door, up and over garage door, power, lighting and a cold-water tap.

### WHAT3WORDS

For the location of this property please visit the What3Words App and enter - duck.noble.rods

# Floorplan

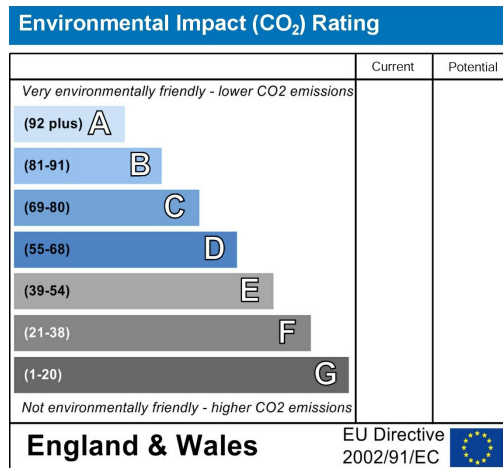
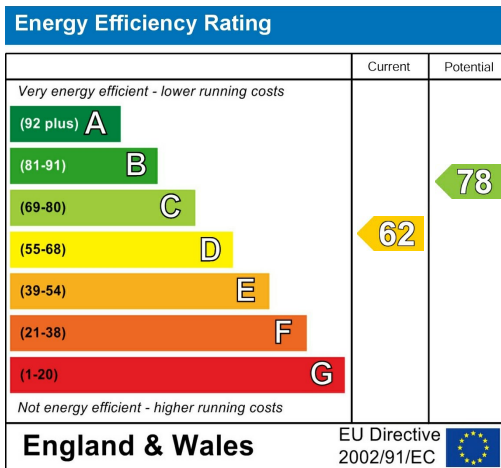






**HUNTERS**

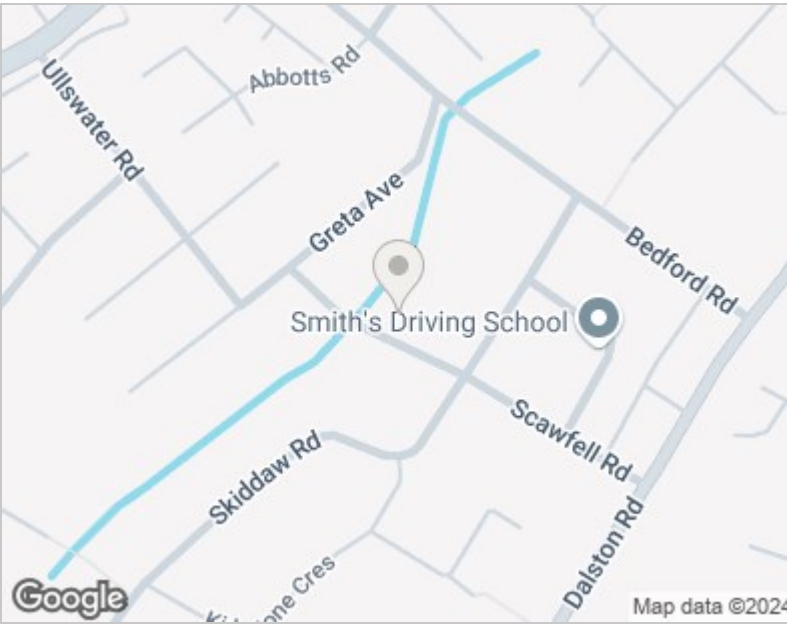
### Energy Efficiency Graph



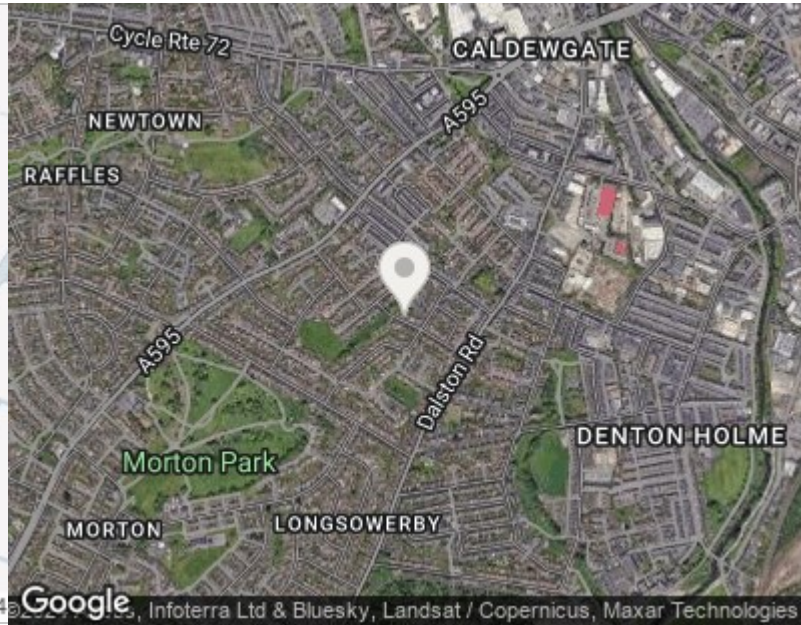
### Viewing

Please contact our Hunters Carlisle & South West Scotland 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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