

the *home* of homes



38 CARLTON GARDENS, STANWIX, CARLISLE

Offers in the region of £200,000

A rare opportunity to acquire a well presented semi detached house with conservatory and garage, which is situated in a desirable location north of the city. The property has the benefit of central heating and double glazing and briefly comprises:- Entrance Hall, Cloakroom, Living Room/Dining Room, Conservatory, Kitchen, 3 Bedrooms and Shower Room. Outside there is a Garage and Garden.
Internal Inspection Recommended.
No chain.

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www.cumberlandestateagents.co.uk

DIRECTIONS

From Carlisle City Centre proceed North over Eden Bridge and onto Stanwix Bank, turning left at the traffic lights onto Etterby Street and turn immediately left onto Marlborough Gardens and first right onto Carlton Gardens, where the property is situated on the right hand side.

ACCOMMODATION

Entrance Hall

Double glazed door, radiator, understairs storage cupboard.

Cloakroom

2 piece white suite, W.C., corner wash basin, radiator,

Living Room/Dining Room

6.88m x 3.6m (22'7" x 11'10")

Measurements are to maximum point. Fireplace surround with fitted inset living flame coal effect gas fire on hearth with wall controlled panel, 2 radiators, coving. Double glazed patio doors leading into conservatory.

Conservatory

4.8m x 2.77m (15'9" x 9'1")

Measurement excludes recess. 2 electric panel heaters, double glazed french doors leading to rear and double glazed side door.

Kitchen

3m x 2.7m (9'10" x 8'10")

Fitted wall and base units, integrated fridge, freezer, washing machine and dishwasher, built-in double oven and hob with fitted concealed extractor hood over, tiled walls, radiator.

FIRST FLOOR

Landing

Airing cupboard, access to loft.

Bedroom 1

3.6m x 2.77m (11'10" x 9'1")

Radiator, built-in wardrobe.

Bedroom 2

3.6m x 3.3m (11'10" x 10'10")

Measurement excludes recess. Radiator, built-in wardrobe.

Bedroom 3

3.02m x 2.7m (9'11" x 8'10")

Radiator.

Shower Room

3 piece white suite, W.C and wash basin in vanity unit with cupboards and drawers under, corner tiled shower cubicle with glazed sliding doors and shower over, tiled walls, heated towel rail.

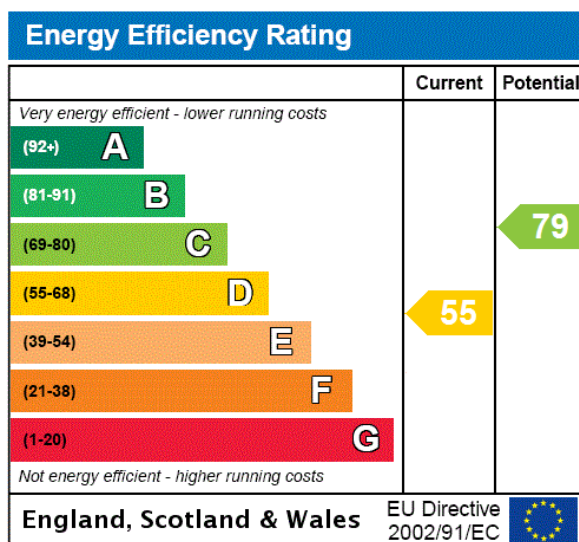
Outside

Front laid with stone chippings and interspaced with bushes. Driveway leading to Garage with remote controlled up and over door, power and light. Side door leading to rear laid with stone clippings, bushes and side border of shrubs, circular paved patio area, water tap, greenhouse with power, outhouse with power and light.

Please Note

There is a sub-station behind the fence of the rear garden.

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VIEWING

Strictly by appointment through agent.

APPLIANCES AND SERVICES

The mention of any appliances or services within these particulars does not imply that they are in full and efficient working order.

DO YOU HAVE A PROPERTY TO SELL?

If you are considering moving home and still have a property to sell, we will be pleased to carry out a FREE VALUATION together with marketing advice including full details of our extremely competitive selling package.

IMPORTANT INFORMATION

All measurements are approximate. Any fixtures, fittings, appliances or services mentioned in these particulars have not been tested and as such no guarantee is given that they are in full and efficient working order. These particulars, are set out for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as being completely accurate, but must satisfy themselves by inspection or otherwise. If any aspect is of particular importance, please contact our office and we will attempt to verify the information.