



## 12 Edderside Drive

Carlisle, CA3 0FB

£995 Per Calendar Month  
£1,148 Deposit



- Newly Built Semi-Detached House
- Modern Dining Kitchen with Integrated Appliances
- Three Bedrooms with Master En-Suite Shower Room
- Driveway Parking for Two Vehicles & Integral Garage
- Rent £995 PCM | Deposit £1148 | Holding Deposit £229
- Prime 'North of the River' Location
- Living Room with Front Aspect
- Three Piece Bathroom & Downstairs WC/Cloakroom
- Turfed Rear Garden
- EPC - B | Council Tax Band - C

# 12 Edderside Drive

Carlisle, CA3 0FB

£995 Per Calendar Month and £1,148 Deposit



This newly constructed three bedroom semi-detached house enjoys an excellent open-field outlook to the front and benefits off-road parking for two vehicles, an integral garage and a turfed rear garden. Located within a sought after development to the North of Carlisle, boasting excellent access to a wealth of amenities including Kingmoor Infant & Junior School, Kingstown Industrial Estate and the M6 motorway J44. Having being recently built, the unfurnished accommodation is exceptionally well presented throughout and is ready for the new occupants to move straight in. A viewing comes highly recommended.

EPC - B

Council Tax Band - C

Rent - £995 PCM

Holding Fee - £229

Deposit - £1148

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 an integral garage and driveway parking to the front with an enclosed garden to the rear.

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

3'11" x 3'6" (1.19m x 1.07m)

Entrance door from the front, internal door to the living room, radiator and electricity consumer unit.

## LIVING ROOM

16'1" x 10'3" (4.90m x 3.12m)

Double glazed window to the front aspect, radiator and an internal door to the inner hall. Measurements to the maximum points.

## INNER HALL

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

## DINING KITCHEN

18'10" x 7'8" (5.74m x 2.34m)

Kitchen Area:

Fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Integrated electric oven, gas hob, extractor fan, integrated fridge freezer, integrated dishwasher, integrated washing machine, one and a half bowl stainless steel sink with mixer tap, wall-mounted and enclosed gas boiler and a double glazed window to the rear aspect.

Dining Area:

Radiator and double glazed French doors to the rear garden.

## WC/CLOAKROOM

5'0" x 3'0" (1.52m x 0.91m)

Two piece suite comprising a WC and pedestal wash hand basin. Extractor fan and a radiator.

## LANDING

Stairs up from the ground floor inner hall, internal doors to three bedrooms and bathroom, loft access point and a built-in cupboard.

## MASTER BEDROOM

14'3" x 9'7" (4.34m x 2.92m)

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

## MASTER EN-SUITE

6'10" x 4'4" (2.08m x 1.32m)

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

## BEDROOM TWO

11'4" x 8'8" (3.45m x 2.64m)

Double glazed window to the rear aspect and a radiator.

## BEDROOM THREE

9'10" x 7'11" (3.00m x 2.41m)

Double glazed window to the rear aspect and a radiator.

## BATHROOM

8'8" x 5'7" (2.64m x 1.70m)

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

## GARAGE

16'1" x 7'11" (4.90m x 2.41m)

Manual up and over garage door, power and lighting.

## EXTERNAL

Front:

To the front of the property is a block-paved driveway allowing off-road parking for two vehicles, with access from here in to the integral garage. Additionally to the front elevation is an external double electricity socket and a pathway towards the rear garden.

Rear:

A fully enclosed rear garden benefitting from a paved pathway and a turfed garden.

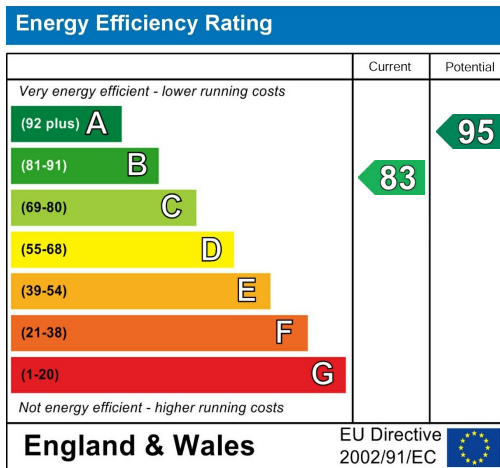
# Floorplan







## Energy Efficiency Graph

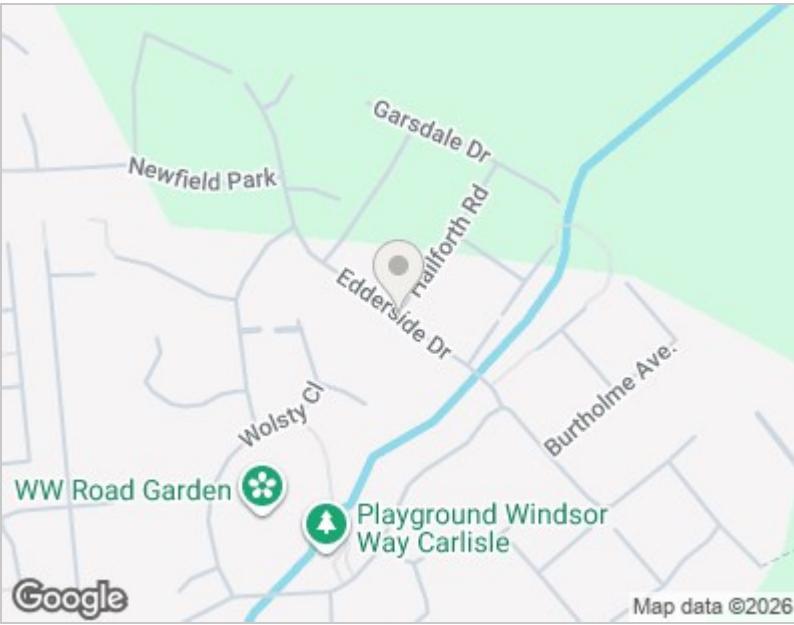


## Viewing

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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