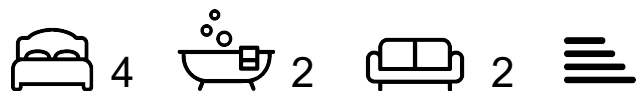




Edenside

Cargo, Carlisle, CA6 4AQ

Guide Price £279,500



- Modern Detached Family Home
- Nicely Presented Throughout with Excellent Future Potential
- Modern Kitchen with Adjoining Dining Room and Utility Room
- Family Bathroom plus Ground-Floor WC/Cloakroom
- Integral Garage plus Off-Street Parking
- Popular Development within Cargo, on the Northern Fringe of Carlisle
- Spacious Bay-Fronted Living Room
- Four Bedrooms including a Master with En-Suite and Fitted Wardrobes
- Large Enclosed Rear Garden with Patio Area
- EPC - TBC

Edenside

Cargo, Carlisle, CA6 4AQ

Guide Price £279,500



Set within a sought-after development in the ever-popular village of Cargo, just on the northern fringe of Carlisle, this attractive four-bedroom detached family home offers a superb opportunity for those seeking space, comfort and convenience in a well-connected village setting. Nicely presented throughout, while still offering excellent scope for future buyers to personalise and enhance, the property provides a thoughtfully arranged layout ideal for day-to-day family living. A spacious bay-fronted living room creates a bright and welcoming main reception space, while the modern kitchen, adjoining dining room and useful utility room form a practical and sociable hub to the rear of the home, perfect for everyday life and entertaining alike. The ground floor is further complemented by a handy WC/cloakroom, while to the first floor there are four bedrooms, including a master bedroom with fitted wardrobes and en-suite facilities, together with a family bathroom. Externally, the large enclosed rear garden is a particular highlight, offering a generous patio area and excellent space for children, pets, outdoor dining or keen gardeners to enjoy. Complete with an integral garage and off-street parking, this is a well-balanced family home with immediate appeal and exciting future potential, all within easy reach of Carlisle city and the surrounding countryside.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - TBC and Council Tax Band - D.

Cargo is an attractive and well-placed village on the northern fringe of Carlisle, offering a lovely balance of semi-rural surroundings and everyday convenience. Nearby Kingstown provides a useful range of amenities including supermarkets, shops, retail outlets, cafés and takeaway restaurants, while Carlisle city centre is less than 15 minutes away by car and offers an excellent selection of shops, bars, restaurants, leisure facilities and Carlisle railway station, with direct services north and south via the West Coast Main Line. For commuters, the location is particularly practical, with Junction 44 of the M6, the Western City Bypass, the A69 and A7 all within easy reach, providing excellent links across Carlisle, towards Scotland, Newcastle, the Lake District and the wider region. Families are also well catered for, with reputable nursery, infant, junior and secondary schools available within a short drive, making Cargo a desirable location for buyers seeking village-style living with strong connectivity.

Tel: 01228 584249

GROUND FLOOR:

HALLWAY

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

LIVING ROOM

Double glazed bay window to the front aspect, and a radiator.

DINING ROOM

Double glazed sliding patio doors to the rear garden, archway opening to the kitchen, and a radiator.

KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated eye-level electric double oven with grill, gas hob, extractor unit, space with plumbing for a dishwasher, space for a fridge freezer, one and a half bowl stainless steel sink with mixer tap, recessed lighting, radiator, archway opening to the utility room, and a double glazed window to the rear aspect.

UTILITY ROOM

Fitted base and wall units with worksurface and tiled splashbacks above. Space with plumbing for a washing machine, space for an additional under-counter appliance, one bowl stainless steel sink with mixer tap, wall-mounted gas boiler, radiator, extractor fan, and an external door to the side pathway.

WC/CLOAKROOM

Comprising a WC, wall-mounted wash hand basin with tiled splashbacks, radiator, and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to four bedrooms and family bathroom, loft-access point, and a double glazed window to the front aspect. We have been advised the loft includes a pull-down ladder and boarding.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the front aspect, radiator, fitted wardrobe with double sliding doors, and an internal door to the en-suite.

En-Suite:

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

BEDROOM TWO

Double glazed window to the rear aspect, radiator, and a built-in cupboard with water tank internally.

BEDROOM THREE

Double glazed window to the rear aspect, and a radiator.

BEDROOM FOUR

Double glazed window to the front aspect, and a radiator.

FAMILY BATHROOM

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

EXTERNAL:

Front Garden & Parking:

To the front of the property is a lawned garden with shrub borders, alongside a tarmac and block-paved driveway allowing off-road parking. Access to the attached garage from the driveway along with access down both sides of the property to the rear garden.

Rear Garden:

To the rear of the property is a large and enclosed garden, predominantly lawned and including a paved seating area accessible from the dining room, external cold-water tap, and a pedestrian access door into the garage.

GARAGE

Manual up-and-over garage door, pedestrian access door, fitted worksurface, power sockets, lighting, and a loft-access point. We have been advised the loft includes boarding.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - [///ush.foreheads.redefined](https://www.what3words.com/#!/ush.foreheads.redefined)

AML DISCLOSURE:

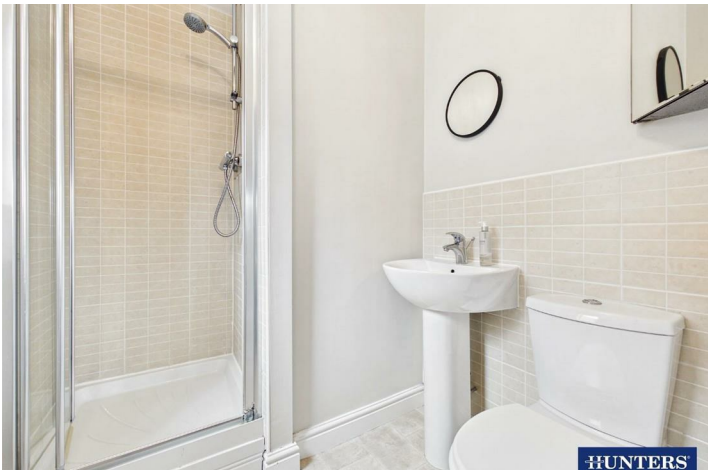
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

AGENTS NOTE:

A service charge of approximately £264.00 per annum is payable for the upkeep of the development.

Floorplan







HUNTERS

Energy Efficiency Graph

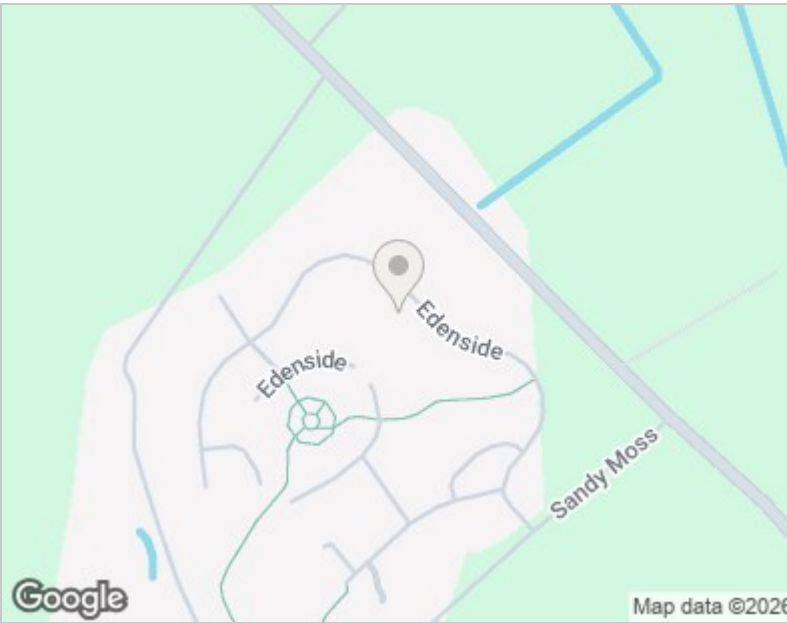
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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



HUNTERS
HERE TO GET *you* THERE

Tel: 01228 584249



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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