



## Beech Grove

Stanwix, Carlisle, CA3 9BG

Guide Price £265,000



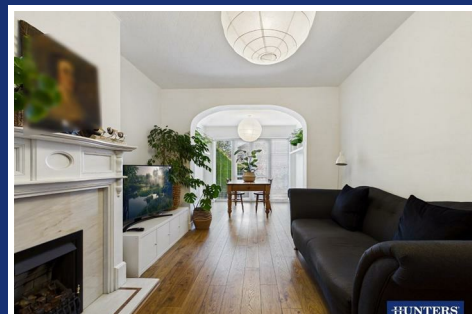
- Semi-Detached House
- Two Spacious Reception Rooms
- Family Bathroom
- Front & Rear Gardens
- Gas Central Heating

- Three Generous Bedrooms
- Fitted Kitchen
- Driveway & Garage
- Sought After Location to the North of Carlisle
- EPC - D

# Beech Grove

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Situated in a desirable location to the North of Carlisle, this extended three bedroom semi-detached home is offered to the market in turn key condition. This property has been thoughtfully modernised throughout, offering a great opportunity for families. Internally, the ground floor features a spacious sitting room, along with a bright living room leading to a dining area, ideal for entertaining. The kitchen features a range of fitted base units, with space for appliances. The ground floor features wood-effect laminate flooring throughout. Leading to the first floor, this home continues to impress with three generous bedrooms and a three-piece family bathroom.

Externally, the property sits in a plot that sits back from the road, with a front lawned garden. There is ample off-road parking with both a block paved driveway & integral single garage. The property benefits side and rear patio areas, and a lawned garden providing an ideal backdrop for family life.

Your next family home awaits - contact Hunters today to arrange your private viewing.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing (with the exception of the hallway window).

EPC - D and Council Tax Band - C.

Stanwix is widely regarded as one of Carlisle's most desirable residential areas, enjoying an elevated position to the north of the city and offering an excellent balance of convenience, connectivity and lifestyle appeal. Popular with a wide range of buyers, the area benefits from a strong selection of local amenities including shops, supermarkets, cafés, schools and healthcare services, while Carlisle city centre is just a short distance away for a more extensive choice of retail, dining and professional services. For those needing to commute, Stanwix is particularly well placed with easy access to the M6 and A69, together with Carlisle railway station providing excellent wider connections on the West Coast Main Line. The area also offers plenty in terms of leisure, with attractive nearby green spaces, riverside walks and easy access to Carlisle's broader range of fitness, recreational and cultural facilities, making Stanwix a highly appealing location for those seeking a well-connected and established place to call home.

Tel: 01228 584249

## GROUND FLOOR:

### HALLWAY

Entrance door from the front, internal doors to the sitting room, living/dining room and kitchen. Single glazed window, radiator and stairs to the first floor landing.

### SITTING ROOM

Double glazed window to the front aspect, radiator.

### LIVING / DINING ROOM

Living Area:

Fireplace with wooden surround and gas fire, radiator, and an archway to the dining area.

Dining Area:

Double glazed patio doors to the rear garden, and a radiator.

### KITCHEN

Fitted kitchen comprising a range of base and drawer units with matching worksurfaces. Integrated oven, gas hob and extractor unit.

Space for fridge freezer, washing machine and tumble dryer. One and a half bowl sink with mixer tap, radiator, door to the side garden and a double glazed window to the rear aspect.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor entrance hall, internal doors to three bedrooms and bathroom, loft-access point, and a double glazed window.

### BEDROOM ONE

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

### BEDROOM TWO

Double glazed window to the front aspect, radiator and fitted wardrobes.

### BEDROOM THREE

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

## BATHROOM

Three piece suite comprising a WC, vanity unit with wash basin, and a bath with overhead shower. Fully tiled walls, towel radiator, and a double glazed window.

## EXTERNAL:

Front Garden & Driveway Parking:

To the front of the property is a lawned garden, alongside a block-paved driveway providing ample off road parking. From the driveway, there is access into the entrance hall and the single garage.

Rear Garden:

To the rear of the property is a fully enclosed garden featuring patio area and a generous lawn with mature borders, and a shed.

## GARAGE

Manual up and over garage door, pedestrian access door, power and lighting.

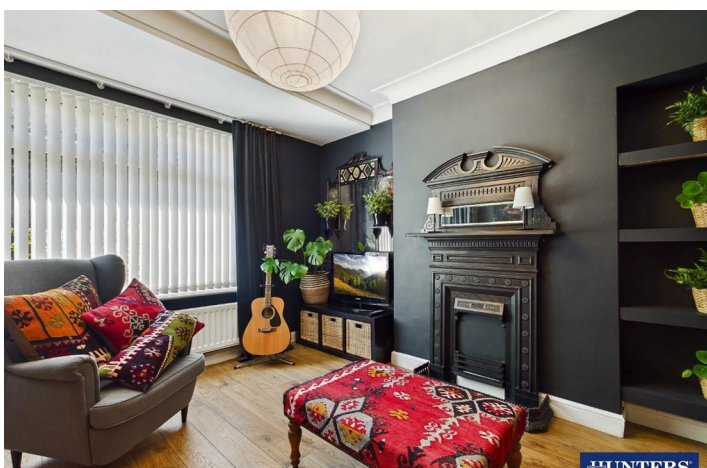
## WHAT3WORDS

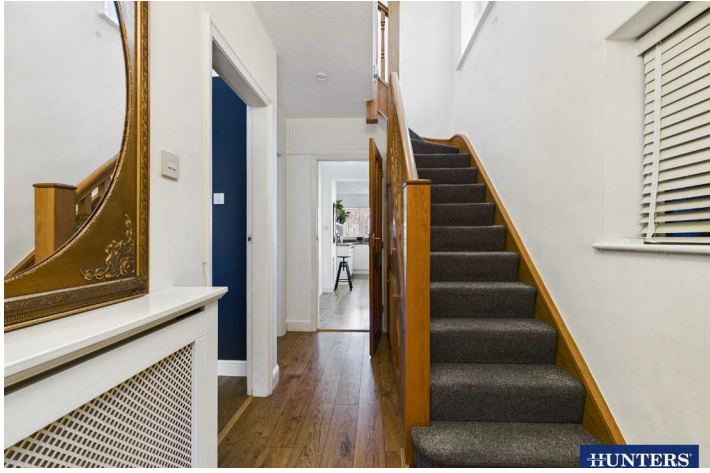
For the location of this property, please visit the [What 3 Words App](https://www.what3words.com/) and enter - [///pints.estate.precautions](https://pints.estate.precautions)

## 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.

# Floorplan





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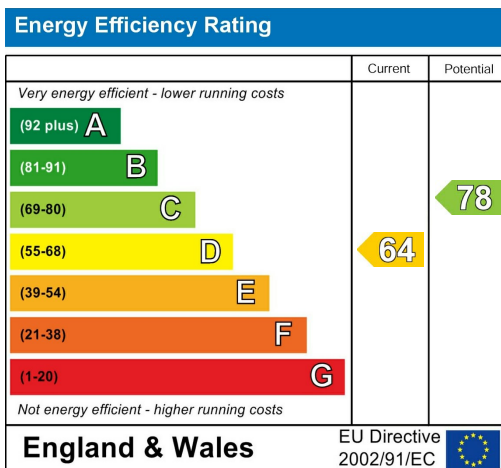
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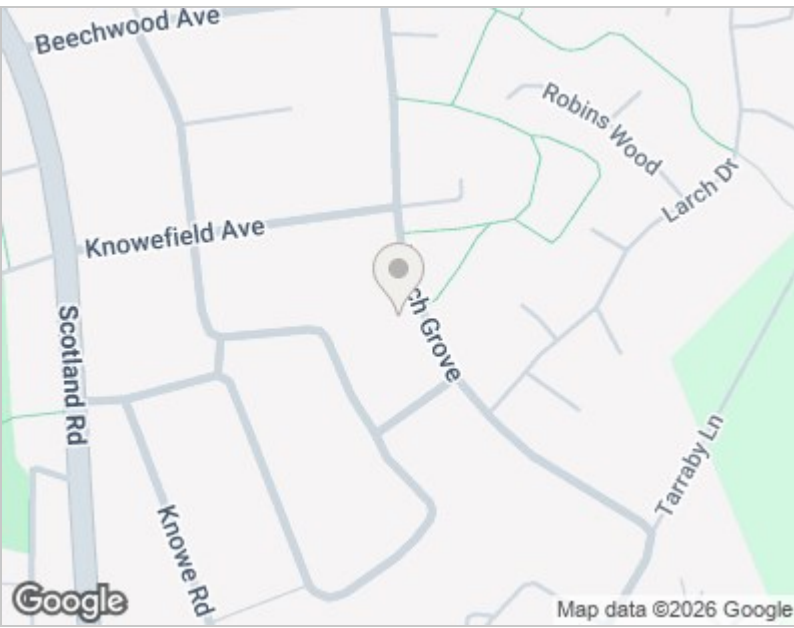
### Energy Efficiency Graph



### 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



**HUNTERS**  
HERE TO GET YOU THERE

Tel: 01228 584249



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56 Warwick Road, Carlisle, Cumbria, CA1 1DR  
Tel: 01228 584249 Email: [centralhub@hunters.com](mailto:centralhub@hunters.com)  
<https://www.hunters.com>

