

Cumbrian Properties

6 Edenside, Cargo, Carlisle



Price Region £220,000

EPC-

Semi-detached property | Conservatory
1 reception | 3 bedrooms | 1 bathroom
Gardens, drive & garage | Open aspect to the rear

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This three bedroom, one bathroom, semi-detached property is situated on a well-appointed plot with generous gardens providing potential to extend (subject to planning), conservatory, drive and garage. The property provides a fantastic home offering plenty of living space and comprises entrance hall with a practical cloakroom, kitchen with solid wood units and space for all appliances, a spacious lounge leading onto the 14' conservatory with French doors leading out to the rear garden. To the first floor there are three bedrooms – a generous master with fitted storage, a second double bedroom and single bedroom/study which both have countryside views over the fields and a three piece bathroom. The front of the property has a small lawned garden and driveway parking leading up to the garage while the impressive rear lawned garden provides plenty of space for childrens play area along with a decked seating area and patio for outdoor entertaining. There's also a garden pond, shed and access into the garage. Cargo is a popular village which is just a 10minute drive into Carlisle offering the luxury of rural living but with local shops and amenities just a short drive away. In catchment for popular village primary schools and with good access to the Western Bypass and junction 44 of the M6.

The accommodation with approximate measurements briefly comprises:

Entry through front door into the entrance hall.

ENTRANCE HALL Wood flooring, radiator, staircase to the first floor and doors to the dining lounge, kitchen and ground floor cloakroom.

DINING LOUNGE (18'4 max x 15' max) Built-in understairs storage, double glazed French doors through to conservatory, double glazed window, radiator & ceiling coving.



DINING LOUNGE

CONSERVATORY (14'7 x 12'8) Double glazed windows, two sets of French doors leading out to the garden, panelled ceiling, radiator and wood flooring.



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KITCHEN (9'8 x 8') Solid wood fitted kitchen with tiled splashbacks and incorporating electric oven and four burner gas hob with extractor hood above, plumbing & space for dishwasher and space for full height fridge freezer. Radiator, tile effect flooring, ceiling spotlights, Worcester combi-boiler and double glazed window to the front.



KITCHEN

GROUND FLOOR CLOAKROOM Two piece suite comprising wash hand basin and WC. Frosted glazed window, radiator and tile effect flooring.

FIRST FLOOR

LANDING Access to the loft and doors to all bedrooms and bathroom.

BEDROOM 1 (15' max x 12'8 max) Fitted wardrobe, two double glazed windows to the front of the property and radiator.



BEDROOM 1

BEDROOM 2 (9' max x 8'3 max) Double glazed window to the rear of the property with views of the open aspect and radiator.

BEDROOM 3 (8'9 max x 6'5 max) Double glazed window to the rear of the property with views and radiator.

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BEDROOM 2



BEDROOM 3

BATHROOM (8'3 x 5'8) Three piece suite comprising shower over panelled bath, wash hand basin and WC. Partially tiled walls, wood effect flooring and heated towel rail.



BATHROOM

OUTSIDE To the front of the property there is a low maintenance lawned garden and driveway parking leading up to the single garage with power supply and plumbing for washing machine. To the rear of the property there is a generous lawned garden with an open aspect on to the fields with decked patio seating area and garden pond, shed and gate providing pedestrian access to the front of the property.



REAR OF THE PROPERTY & GARDEN

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OPEN ASPECT & VIEW FROM REAR

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band B.

NOTE These particulars, whilst believed to be accurate, 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 statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

EPC GRAPH TO FOLLOW