

# Cumbrian Properties

19 Victoria Road, Carlisle



**Price Region £160,000**

**EPC-E**

Terraced townhouse | Close to city centre  
2 reception rooms | 4 bedrooms | 2 bathrooms  
Garden with double garage | No onward chain

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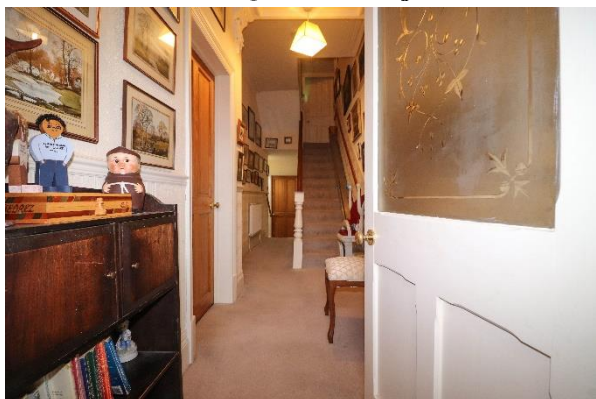
2/ 19 VICTORIA ROAD, CARLISLE

A four bedroom, two reception room, two bathroom terraced townhouse situated close to the city centre and retaining many original features throughout including original cornice and coving. The double glazed and gas central heated accommodation briefly comprises of vestibule, entrance hall, lounge with open fire, second reception room with open fire, kitchen and spacious ground floor shower room. To the first floor are four bedrooms and three piece bathroom. Front forecourt and low maintenance rear garden with floral borders, mature shrubs and fruit trees, greenhouse and a double garage providing off street parking. This property offers a substantial family home and is offered for sale with no onward chain.

The accommodation with approximate measurements briefly comprises:

**VESTIBULE** Door to entrance hall.

**ENTRANCE HALL** Two radiators, dado rail, understairs storage cupboard, staircase to the first floor and door to lounge. Two steps down to door to kitchen.



ENTRANCE HALL

**LOUNGE (16'8 x 14'3)** Double glazed bay window to the front, two radiators, fireplace, picture rail, original coving and ceiling rose.



LOUNGE

**SECOND RECEPTION/DINING ROOM (13' x 11'6)** Open fire with surround and mantelpiece, radiator, double glazed windows to the rear, picture rail, original coving and ceiling rose.



SECOND RECEPTION/DINING ROOM

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**KITCHEN (13'5 x 10'8)** Fitted kitchen incorporating sink unit with mixer tap, built in eye level microwave with oven, integrated fridge and freezer, integrated dishwasher and gas hob with extractor above. Radiator, wood effect laminate flooring and double glazed windows to the rear garden. Door and two steps down to the shower room.

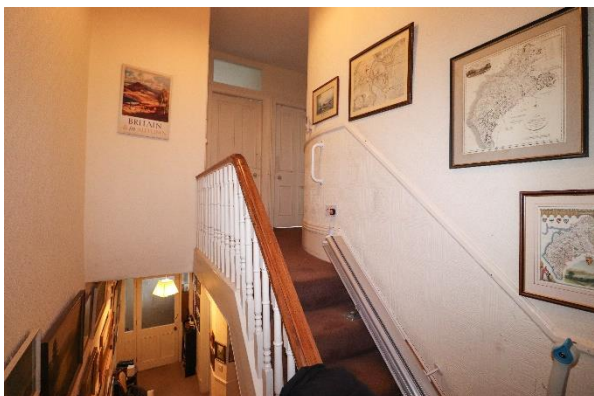


**SHOWER ROOM** Three piece suite comprising shower unit, wash hand basin and WC. Radiator, wall mounted boiler, wood effect laminate flooring and two double glazed frosted windows.



SHOWER ROOM

**FIRST FLOOR LANDING** Storage cupboard, dado rail and doors to bedrooms.



LANDING

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**BEDROOM 1 (13'10 x 12'4)** Picture rail, radiator and double glazed windows to the front.



BEDROOM 1

**BEDROOM 2 (11'8 x 9')** Part curved wall, double glazed window to the rear, radiator and picture rail.



BEDROOM 2

**BEDROOM 3 (14' x 10')** Radiator, double glazed window to the rear.



BEDROOM 3

**BEDROOM 4 (13'8 x 6'4)** Double glazed window to the front, picture rail and radiator.

**FAMILY BATHROOM (6'8 x 6'6)** Three piece suite comprising bath, wash hand basin and WC. Tiled splashbacks, towel rail, vinyl flooring and double glazed frosted windows.

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BATHROOM

**OUTSIDE** Enclosed rear garden with outdoor tap, greenhouse and double garage at the back of the property. Steps leading down to the cellar and gate giving pedestrian access to the side. Apple tree, plum tree and fig tree alongwith floral borders.

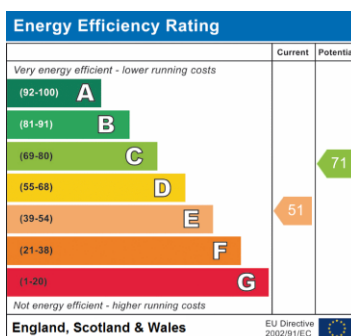


REAR GARDEN

**TENURE** We are informed the tenure is Freehold

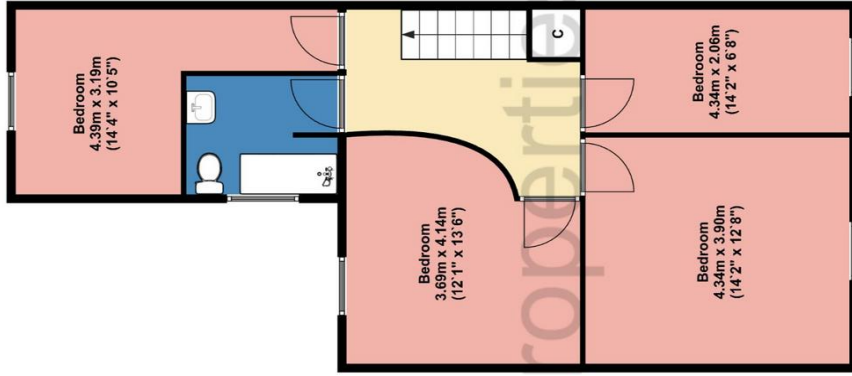
**COUNCIL TAX** We are informed the property is in tax band B

**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.





Ground Floor  
Approx 78.00 Sq meters (840.00 Sq feet).



First Floor  
Approx 70.00 Sq meters (753.00 Sq feet).

