

Cumbrian Properties

331 Warwick Road, Carlisle



Price Region £175,000

EPC-D

End-terraced property | Close to city centre
2 reception rooms | 3 bedrooms | 1 bathroom
Forecourt & rear yard | Car port & parking

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2/ 331 WARWICK ROAD, CARLISLE

A three bedroom, two reception room, end-terraced property situated within walking distance of the city centre, close to shops, local amenities and schools and with easy access to the M6 motorway at junction 43. The UPVC double glazed and gas central heated accommodation briefly comprises vestibule, entrance hall, lounge, sitting room and dining kitchen. To the first floor there are three bedrooms and bathroom. Front forecourt and enclosed rear yard with outbuilding, car port and double gates providing vehicle access.

The accommodation with approximate measurements briefly comprises:

UPVC double glazed door into vestibule.

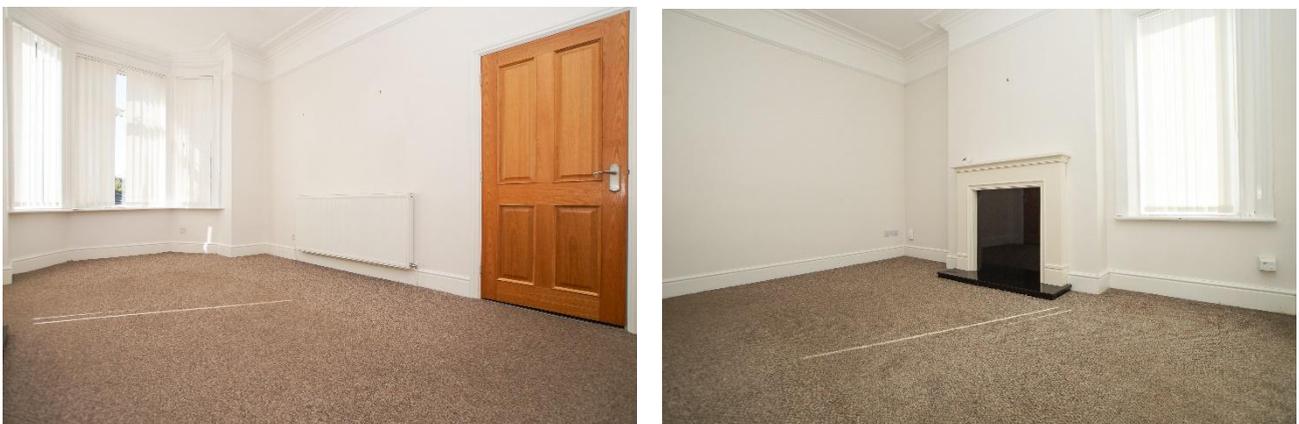
VESTIBULE Mosaic tiled floor and door to entrance hall.

ENTRANCE HALL Staircase to the first floor, radiator, doors to lounge and sitting room.



ENTRANCE HALL

LOUNGE (16'8 max including bay window x 11') UPVC double glazed bay windows to the front and side, radiator and fireplace with composite marble back and hearth in a wooden surround (suitable for an electric fire).



LOUNGE

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SITTING ROOM (15'3 x 12'4 max) UPVC double glazed windows to the side and rear, two radiators, fireplace with composite marble back and hearth in a wooden surround (suitable for an electric fire), door to dining kitchen.



SITTING ROOM

DINING KITCHEN (15'5 max x 9'10 max)

KITCHEN AREA Fitted kitchen incorporating sink unit with mixer tap, upstands and tiled splashbacks. Four ring electric hob with extractor hood above and electric oven below, plumbing for washing machine, understairs storage cupboard, wall mounted Baxi boiler, radiator, tile effect vinyl flooring and UPVC double glazed window to the rear yard.

DINING AREA Worksurface, space for tumble dryer and further appliance, tile effect vinyl flooring, UPVC double glazed window and UPVC door to the rear yard.



DINING KITCHEN

FIRST FLOOR

LANDING Doors to bedrooms and bathroom, loft access, skylight, cupboard and radiator.

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BEDROOM 1 (15'7 x 13'9 max) UPVC double glazed windows to the front and side, and radiator.



BEDROOM 1

BEDROOM 2 (15'4 x 9'4 max) UPVC double glazed windows to the side and rear, and radiator.



BEDROOM 2

BEDROOM 3 (10' x 8'6 max) UPVC double glazed window to the rear and radiator.



BEDROOM 3

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BATHROOM White three piece suite comprising shower above panelled bath, pedestal wash hand basin and low level WC. Tiled walls, radiator, tile effect vinyl flooring, UPVC double glazed frosted window to the side.



BATHROOM

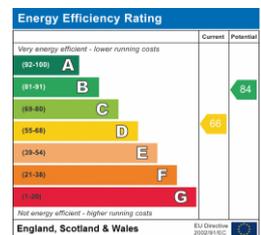
OUTSIDE Low maintenance front forecourt and enclosed rear yard with brick built outhouse, car port and double gates providing vehicle access to the rear lane.



REAR GARDEN

TENURE To be confirmed by the vendor.

COUNCIL TAX To be confirmed by the vendor.



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.