

Cumbrian Properties

311 Warwick Road, Carlisle



Price Region **£195,000**

EPC-

Period terraced property | Central location
2 receptions | 3 double bedrooms | 1 bathroom
Immaculately presented | Spacious family home

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2/ 311 WARWICK ROAD, CARLISLE

This immaculately presented, three bedroom, two reception room, period terraced property is full of character and provides a spacious family home. Comprising vestibule with original tiled flooring, entrance hall, bay-fronted lounge with decorative gas fireplace, dining room, spacious modern kitchen with integrated appliances and separate utility with French doors to the rear yard and a ground floor cloakroom. To the first floor, off the split-level landing, there are three double bedrooms and a three piece bathroom. Externally, to the front of the property is a forecourt garden and to the rear, is a walled paved garden and access to a private parking space. Located within easy walking distance of the city centre, local shops, schools and pleasant park & riverside walks, and with good transport links to junction 43 of the M6 motorway and A69 Newcastle road.

The accommodation with approximate measurements briefly comprises:

Front door into vestibule.

VESTIBULE Original tiled flooring, coving to the ceiling and glazed door to the entrance hall.

ENTRANCE HALL Doors to lounge and dining room, staircase to the first floor, wood flooring, radiator, original coving and cornice.



VESTIBULE/ENTRANCE HALL

LOUNGE (16'4 max into bay window x 11'5 max) Double glazed bay window to the front with wood panelling below, coal effect gas fire in a decorative tiled fireplace, coving and ceiling rose, and radiator.



LOUNGE

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DINING ROOM (15' max x 12'4 max) Coal effect gas fire in a decorative tiled fireplace, double glazed window to the rear, radiator, coving, ceiling rose, and door to the kitchen.



DINING ROOM

KITCHEN & UTILITY (25'4 max x 9'6 max – overall measurement)

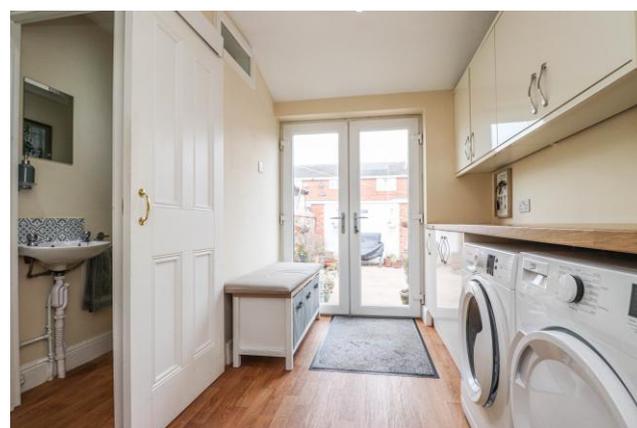
KITCHEN (14'3 x 9'6) Fitted kitchen incorporating an electric oven and four ring hob with extractor hood above, integrated dishwasher, one and a half bowl sink unit with mixer tap, wood effect worksurfaces and tiled splashbacks, under counter lighting, two double glazed windows to the side, wood effect flooring, built-in understairs storage, radiator and opening to the utility room.



KITCHEN & UTILITY



KITCHEN AREA



UTILITY

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UTILITY ROOM (9' x 6') Plumbing for washing machine, space for tumble dryer, wall and base units, wood effect worksurfaces, French doors to the rear garden, radiator, wood effect flooring, ceiling spotlights and door to the cloakroom.

CLOAKROOM Two piece suite comprising wash hand basin and WC. Tiled splashbacks, wood effect flooring, ceiling spotlights and window.



CLOAKROOM

FIRST FLOOR

HALF LANDING Doors to bedroom 3 and bathroom. Loft access and steps to the main landing.

LANDING Doors to bedrooms 1 and 2, built-in storage, original stained glass skylight and coving.



LANDING

BEDROOM 1 (15'8 x 14') Double glazed window to the front, radiator, wooden floorboards and coving to the ceiling.



BEDROOM 1

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BEDROOM 2 (15' x 9'7 max) Double glazed window to the rear and radiator.



BEDROOM 2

BEDROOM 3 (9'8 max x 8'6 max) Double glazed window to the rear, radiator and built-in cupboard housing the boiler.

BATHROOM (6' x 5'9) Three piece suite comprising shower above panelled bath, vanity unit wash hand basin and WC. Part tiled walls, frosted glazed window, tile effect flooring and heated towel rail.



BEDROOM 3



BATHROOM

OUTSIDE Front forecourt and walled, paved rear garden with raised flower beds, outside water supply and gate providing pedestrian access to the rear lane.



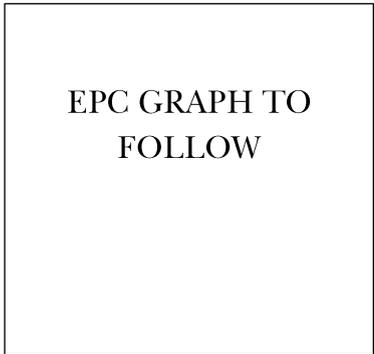
REAR GARDEN

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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.



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