

Cumbrian Properties

20 Rosebery Road, Stanwix



Price Region £230,000

EPC-

Semi-detached property | North of the River Eden
2 receptions | 3 bedrooms | Sunroom
Gardens and detached garage | No onward chain

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2/ 20 ROSEBERY ROAD, STANWIX, CARLISLE

This three bedroom, two reception room semi-detached property has the benefit of a sun room and is situated just off Scotland Road. The double glazed and gas central heated accommodation briefly comprises entrance hall, cloakroom, bay-fronted lounge, dining room with French doors leading to the sunroom, and kitchen. To the first floor there are three bedrooms, two of which are doubles with fitted storage and a bay window to the master, along with a three piece family bathroom. Externally, to the rear is a mature lawned garden and detached garage, while to the front is a lawned garden with shrub and hedge borders and drive providing off-street parking. The property is located close to a wide range of amenities including shops, schools, supermarkets, a gym, pharmacy and Rickerby Park, and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the entrance hall.

ENTRANCE HALL (16' x 7') Radiator, staircase to the first floor, understairs storage and wooden flooring. Doors to lounge, dining room, kitchen and understairs cloakroom.



ENTRANCE HALL

UNDERSTAIRS CLOAKROOM Two piece suite comprising WC and wash hand basin. Tiled splashback and UPVC double glazed frosted window to the side.

LOUNGE (14' x 13') UPVC double glazed bay window to the front, radiator, fireplace housing a coal effect gas fire, coving and ceiling rose.



LOUNGE

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DINING ROOM (13' x 12') Radiator and UPVC double glazed French doors to the sunroom.



DINING ROOM

SUNROOM (10'5 x 10') UPVC double glazed French doors to the rear garden, tiled flooring, electric radiator and UPVC double glazed door to the kitchen.



SUNROOM

KITCHEN (20' x 8') Fitted kitchen incorporating 1.5 bowl sink with mixer tap, electric oven and grill with four burner gas hob and extractor hood above, plumbing for washing machine and integrated fridge freezer. Tiled flooring, UPVC double glazed windows to the side and rear, radiator and UPVC door to the side.



KITCHEN

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FIRST FLOOR

LANDING UPVC double glazed window to the side, doors to bedrooms and bathroom.

BEDROOM 1 (14' x 11') UPVC double glazed bay window to the front, radiator, fitted wardrobe and shelved storage cupboard.



BEDROOM 1

BEDROOM 2 (13' x 12') UPVC double glazed window to the rear, radiator and fitted shelved storage cupboard.



BEDROOM 2

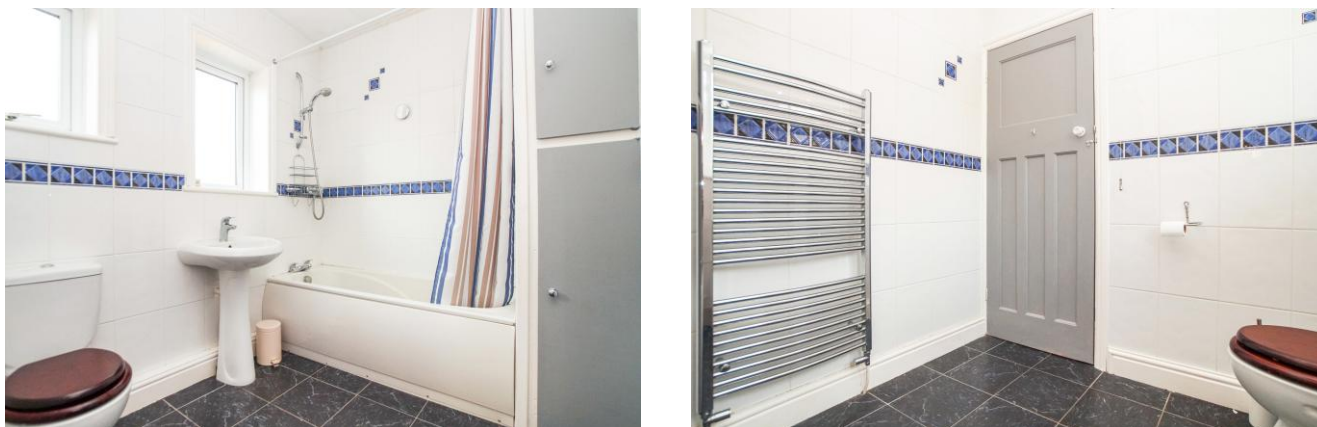
BEDROOM 3 (8'5 x 7') UPVC double glazed window to the front and radiator.



BEDROOM 3

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BATHROOM (8' x 7') Three piece suite comprising WC, wash hand basin and shower over panelled bath. Heated towel rail, tiled flooring, storage cupboard housing the Baxi boiler and UPVC double glazed frosted windows to the side.



BATHROOM

OUTSIDE To the front of the property is a walled lawned garden with shrub and hedge borders and drive providing off-street parking. To the rear of the property is a mature garden comprising lawn, trees, bushes and shrubs with external water tap, detached garage and gated access to the side of the property.



REAR GARDEN

EPC GRAPH TO FOLLOW

TENURE We are informed the tenure is Freehold.

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

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.