

# Cumbrian Properties

20 Alders Edge, Scotby



Price Region **£161,000**

**EPC-B**

Semi-detached | Sought after village location  
1 reception room | 3 bedrooms | 1 bathroom  
Drive and gardens | **LOW COST HOUSING SCHEME**

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## 2/ 20 ALDERS EDGE, SCOTBY, CARLISLE

Low Cost Housing Scheme to the 9<sup>th</sup> August 2024 parishes of Carlisle East. 70% ownership. This three bedroom semi-detached property briefly comprises entrance hall, cloakroom, lounge and dining kitchen with French doors to the rear garden. To the first floor there are three bedrooms, two of which are doubles, and a family bathroom. Generous rear garden with lawned area, laid flagstones, shillies, floral borders and garden shed. Driveway parking to the front of the property. This property is only available to purchasers that qualify for the Low Cost Housing Scheme. Situated in a sought after village location and would make an ideal family home.

The accommodation with approximate measurements briefly comprises:

Entry via a double glazed composite door into entrance hall.

**ENTRANCE HALL** Radiator, tile effect vinyl flooring and doors to cloakroom and lounge.

**CLOAKROOM** WC, wash hand basin, tile effect vinyl flooring, radiator and double glazed frosted window to the front.

**LOUNGE (15' x 13'8)** Wood effect laminate flooring, double glazed window to the front, radiator, coving to ceiling, open plan staircase to the first floor, understairs storage cupboard and door to dining kitchen.



LOUNGE

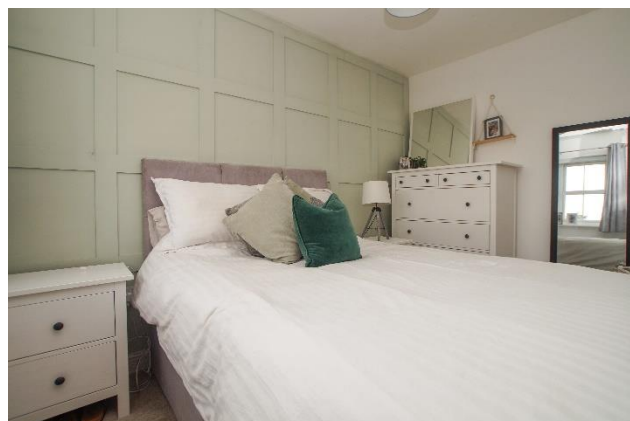
**DINING KITCHEN (15' x 7')** Fitted kitchen incorporating a 1.5 bowl sink unit with drainer and mixer tap, plumbing for washing machine, oven and grill, four burner gas hob with aluminium splashback and overhead extractor. Tile effect vinyl flooring, double glazed window to the rear, houses the Worcester boiler, radiator and double glazed French doors leading out to the rear garden.



3/ 20 ALDERS EDGE, SCOTBY, CARLISLE

**FIRST FLOOR LANDING** Loft access and doors to bedrooms and bathroom.

**BEDROOM 1 (12' x 8')** Double glazed window to the front and radiator.



BEDROOM 1

**BEDROOM 2 (10'4 x 8')** Double glazed window to the rear and radiator.



BEDROOM 2

**BEDROOM 3 (7'5 x 7')** Currently utilised as a dressing room with double glazed window to the rear and radiator.



BEDROOM 3

**FAMILY BATHROOM (6'6 x 5'6)** Three piece suite comprising wash hand basin, WC and shower over panelled bath. Tile effect vinyl flooring, radiator and double glazed frosted window to the front.

4/ 20 ALDERS EDGE, SCOTBY, CARLISLE



BATHROOM

**OUTSIDE** Block paved driveway parking to the front of the property, floral borders and laid flagstones pathway. Fence enclosed rear garden with paved patio area, lawned area, raised timber seating area and floral borders. Wooden sleeper steps lead up to a lawned area with wooden shed and shillied borders. Gated access to the front of the property.



REAR GARDEN

**LOW COST HOUSING SCHEME**

10<sup>th</sup> June to 9<sup>th</sup> July 2024 (1 month) Parish of Wetheral

10<sup>th</sup> July to 9<sup>th</sup> August 2024 (1 month) Parishes of Carlisle Rural East (Arthuret, Askerton, Bewcastle, Brampton, Burtholme, Carlatton, Castle Carrock, Cumrew, Farlam, Geltsdale, Hayton, Hethersgill, Irthington, Kingwater, Kirkandrews, Kirklington Middle, Midgeholme, Nether Denton, Nicholforest, Rockcliffe, Scaleby, Solport, Stanwix Rural, Stapleton, Upper Denton, Walton, Watherhead, Weslinton and Wetheral)

10<sup>th</sup> August to 9<sup>th</sup> September 2024 (1 month) Carlisle District

**TENURE** We are informed the tenure is Freehold. Service charge £156 per annum.

**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.

reasons to sell with us...

more than

**455**

properties listed in our  
Carlisle office

more than

**390**

properties sold from  
our Carlisle office

we sold

**255**

more properties than  
our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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