

# Cumbrian Properties

290 London Road, Carlisle



**Price Region £290,000**

**EPC-C**

Semi-detached property | Immaculately presented  
2 reception rooms | 3 bedrooms | 2 bathrooms  
Rear garden & garden room | Parking & detached garage

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An immaculately presented, three bedroom, two bathroom semi-detached property with open plan kitchen/dining lounge, low maintenance landscaped rear garden with garden room, parking and detached garage. The accommodation briefly comprises entrance hall, bay fronted lounge, spacious open plan dining lounge/kitchen with integrated appliances and French doors to the rear garden, and a useful ground floor cloakroom. To the first floor there are two double bedrooms with fitted wardrobes, single bedroom with built-in storage cupboard, three piece bathroom with freestanding bath, and an additional shower room. Block paved front garden providing off-street parking with double gates leading to the detached garage and a low maintenance, landscaped rear garden laid to Astroturf with Indian sandstone patio and an air-conditioned versatile garden room with sliding patio doors currently used as a gym/office. The property is set back off London Road close to a variety of amenities including schools and supermarkets and would make an ideal family home with easy access to the city centre and the M6 motorway.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into the entrance hall.**

**ENTRANCE HALL** Oak wood flooring, coving to the ceiling, radiator, staircase to the first floor and wood framed circular frosted window to the front. Doors to lounge and open plan kitchen/dining lounge.



ENTRANCE HALL

**LOUNGE (16' x 12')** UPVC double glazed bay window to the front, coving to the ceiling, radiator and fireplace housing a gas fire.



LOUNGE

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**OPEN PLAN KITCHEN/DINING LOUNGE (21'9 x 20')** Fitted kitchen incorporating an eye-level integrated oven and grill, integrated fridge and freezer, integrated dishwasher, one and a half bowl sink unit with mixer tap. UPVC double glazed windows to the rear, tile effect Karndean flooring, coving to the ceiling, two radiators, two Velux windows and UPVC double glazed French doors to the rear garden. Door to cloakroom.



OPEN PLAN KITCHEN/DINING LOUNGE

**CLOAKROOM** Two piece suite comprising WC with concealed cistern and wash hand basin. Tiled flooring, radiator, UPVC double glazed frosted window to the side and door to the shelved understairs storage cupboard.

### **FIRST FLOOR**

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

**SHOWER ROOM (5'5 x 3')** Walk-in shower with rainfall shower head and separate body attachment, wood effect laminate flooring and UPVC double glazed frosted window to the front.

**BATHROOM (6' x 6')** Three piece suite comprising freestanding bath with shower attachment, wash hand basin and WC with concealed cistern. Wood effect laminate flooring, panelled ceiling and UPVC double glazed window to the side.

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BATHROOM



BEDROOM 1

**BEDROOM 1 (16' x 10'7)** UPVC double glazed bay window to the front, radiator and fitted wardrobes.

**BEDROOM 2 (12'7 x 10')** UPVC double glazed window to the rear, radiator and fitted wardrobes.

**BEDROOM 3 (9'5 x 8'8)** UPVC double glazed window to the rear, radiator and built-in storage cupboard.



BEDROOM 2



BEDROOM 3

**OUTSIDE** Block paved front garden providing off-road parking with wooden double gates providing access to the detached garage. Enclosed rear garden laid to Astroturf with Indian sandstone patio, gravelled borders, outside tap and garden room/workshop.

**GARDEN ROOM/WORKSHOP (22' x 12')** Constructed on composite decking with sliding patio doors, wood effect laminate flooring, heating and air-conditioning system, speakers and downlights. Currently used as a gym and office/shop.

**DETACHED GARAGE (18'3 x 9')** Electric roller door, light and power, and UPVC pedestrian door to the side.



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REAR GARDEN



REAR GARDEN

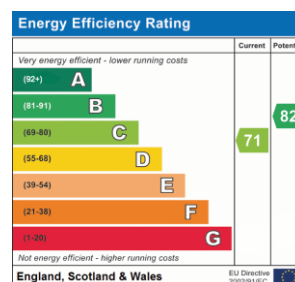


GARDEN ROOM

**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.



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4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
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