

# Cumbrian Properties

86 Edenside, Cargo



**Price Region £128,000**

**EPC-D**

Semi-detached property | Low Cost Housing Scheme

1 reception room | 2 bedrooms | 1 bathroom

Generous rear garden & parking | Rural location

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An immaculately presented, two bedroom, semi-detached property offered for sale under the Low Cost Housing Scheme situated in the rural location of Cargo, just on the outskirts of the city. The double glazed and gas central heated accommodation briefly comprises entrance hall, cloakroom and lounge leading to the dining kitchen with patio doors to the rear garden. To the first floor there are two double bedrooms and modern shower room. Externally the property has off-street parking and a generous lawned rear garden. Edenside is a popular residential location just a five minute drive to the amenities in Kingstown and with easy access to the M6 motorway.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into entrance hall.**

**ENTRANCE HALL** Doors to cloakroom and lounge, staircase to the first floor, radiator and wood effect flooring.



ENTRANCE HALL



CLOAKROOM

**CLOAKROOM** Two piece suite comprising wash hand basin and WC. Double glazed frosted window and radiator.

**LOUNGE (12'3 x 9')** Double glazed window to the front, radiator, coving to the ceiling and door to dining kitchen.



LOUNGE

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**DINING KITCHEN (12' x 10')** Fitted kitchen incorporating an electric oven and four ring gas hob with extractor hood above, plumbing for washing machine, space for fridge freezer, under mounted sink with mixer tap and brick effect tiled splashbacks. Ceiling spotlights, radiator, plinth lighting, wood effect flooring, cupboard housing the combi boiler, built-in storage cupboard, double glazed window and double glazed patio doors to the rear garden.

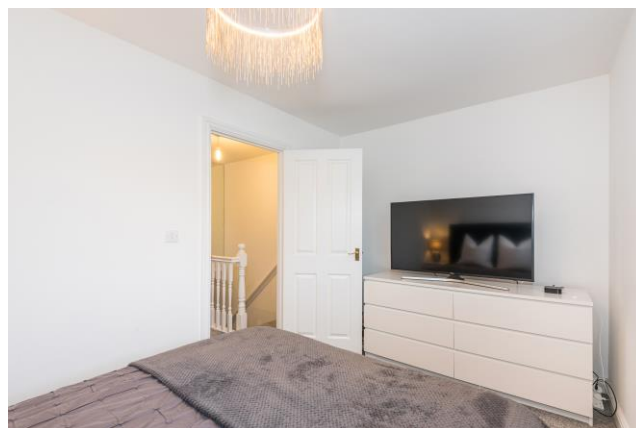


DINING KITCHEN

**FIRST FLOOR**

**LANDING** Loft access and doors to both bedrooms and shower room.

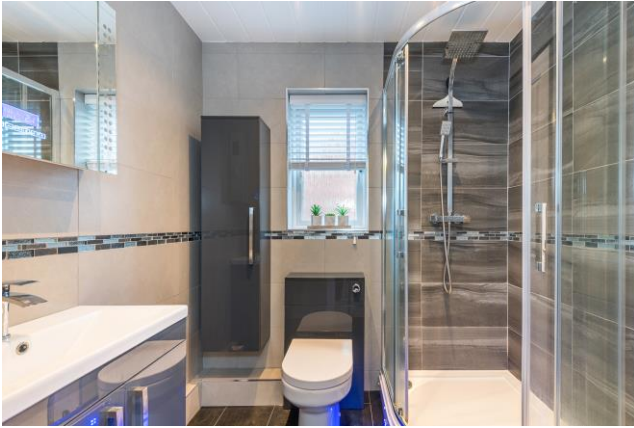
**BEDROOM 1 (12'3 x 9')** Double glazed window to the front, radiator and built-in wardrobe.



BEDROOM 1

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**SHOWER ROOM (6'6 x 6')** Three piece suite comprising fully tiled shower cubicle with waterfall shower head, vanity unit wash hand basin and WC with concealed cistern. Fully tiled walls, tile effect flooring, double glazed frosted window, heated towel rail and panelled ceiling with spotlights.



SHOWER ROOM

**BEDROOM 2 (12'3 x 7'6)** Double glazed window to the rear with radiator below.



BEDROOM 2

**OUTSIDE** Tarmac driveway to the front of the property providing off-street parking. Generous, private, lawned rear garden with paved patio, timber shed and outside tap.



REAR GARDEN

**LOW COST HOUSING AGREEMENT DETAILS –**

The Section 106 Agreement also stipulates that the property must be sold to a qualifying purchaser, who must have both a local connection and have a proven or identified need for affordable housing. Qualifying purchasers for this property must have a local connection to the areas below, which expand over the following timescales.

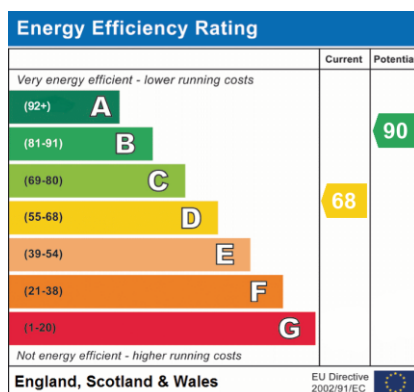
09 October to 08 December 2023	Kingmoor Parish
09 December 2023 to 08 February 2024	Rockcliffe, Westlinton or Stanwix Rural Parishes
09 February to 08 April 2024	Carlisle district

The local connection criteria is met when a person was born in the area, currently lives or works in the area (continuously for the last 3 years), or has relatives living in the area. Should a purchaser meet the local connection criteria, then they must demonstrate their need for affordable housing to the Council. If no qualifying purchaser has been found after six months, then anybody may purchase the property. Properties which are subject to a Section 106 Agreement should not be bought for buy-to-let purposes.

**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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\*UK Rightmove, Market Share Information  
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