

Cumbrian Properties

97 Edderside Drive, Kingstown



Price Region £240,000

EPC-B

Detached property | Popular residential area
2 reception rooms | 3 bedrooms | 2 bathrooms
Driveway and garage | Attractive gardens

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 97 EDDERSIDE DRIVE, KINGSTOWN, CARLISLE

This three bedroom detached, recently constructed property briefly comprises entrance hall, lounge, inner hall, cloakroom, reception room 2/office (formerly part of the garage) and a modern dining kitchen with integrated appliances and French doors leading out to the rear garden. To the first floor there are three bedrooms, master en-suite shower room and family bathroom. Driveway to the front of the property providing off-street parking with lawn and garage and a lawned rear garden with timber Pergola seating area, floral borders, laid flagstone and shillies. The garage has been partially converted into an extra room providing reception room 2/office and additional storage space. This property is an ideal family home and benefits from the remainder of the NHBC warranty.

The accommodation with approximate measurements briefly comprises:

Composite door into entrance hall

ENTRANCE HALL Radiator, doors to lounge and dining kitchen.



ENTRANCE HALL

LOUNGE (16' x 10') Double glazed window to the front, radiator and door to inner hall.



LOUNGE

INNER HALL Radiator, staircase to the first floor, doors to cloakroom and reception room 2/office.

CLOAKROOM Two piece suite comprising WC and wash hand basin. Radiator and tile effect vinyl flooring.

3/ 97 EDDERSIDE DRIVE, KINGSTOWN, CARLISLE



INNER HALL



CLOAKROOM

RECEPTION ROOM 2/OFFICE (8'7 x 7'9) This room has been created from part of the garage and has power and lighting.



RECEPTION ROOM 2/OFFICE



DINING KITCHEN (18'9 x 8'3) Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, four burner gas hob with overhead extractor and aluminium splashback, oven and grill, integrated fridge freezer and dishwasher. Wood effect vinyl flooring, cupboard housing the gas boiler, radiator, double glazed window to the rear and UPVC double glazed French doors to the rear garden.



4/ 97 EDDERSIDE DRIVE, KINGSTOWN, CARLISLE



DINING KITCHEN

FIRST FLOOR

LANDING Double glazed window to the side, loft access, doors to bedrooms and bathroom and built-in shelved storage cupboard with hanging rail.

BEDROOM 1 (14' x 9'7) Double glazed windows to the front, radiator and door to en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM (6'9 x 4'4) Three piece suite comprising WC, wash hand basin and walk-in shower unit. Tiled splashbacks, tile effect vinyl flooring, radiator and double glazed frosted window to the front.



EN-SUITE SHOWER ROOM

5/ 97 EDDERSIDE DRIVE, KINGSTOWN, CARLISLE

FAMILY BATHROOM (8'8 x 5'7) Three piece suite comprising wash hand basin, WC and panelled bath with mixer tap. Tiled splashbacks, wood effect vinyl flooring and double glazed frosted window to the side.



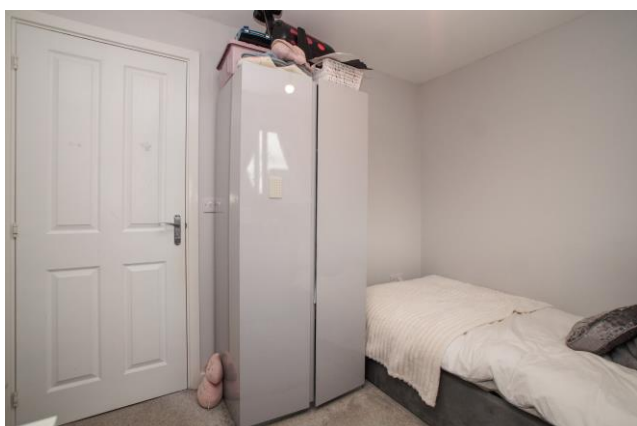
FAMILY BATHROOM

BEDROOM 2 (11'2 x 8'8) Double glazed window to the rear and radiator.



BEDROOM 2

BEDROOM 3 (9'9 x 7'10) Double glazed window to the rear and radiator.



BEDROOM 3

OUTSIDE Tarmacadam driveway to the front of the property providing ample off-road parking leading to the garage, small lawn and gravelled borders. Lawned rear garden with flagged patio, borders housing a variety of shrubs and bushes, outside tap and laid shillies. Gated access down both sides of the house.

6/ 97 EDDERSIDE DRIVE, KINGSTOWN, CARLISLE

GARAGE (7'9 x 7') Up and over door, light and power



REAR GARDEN

TENURE To be confirmed by the vendor.

COUNCIL TAX To be confirmed by the vendor.

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.

