

# Cumbrian Properties

17 Burtholme Avenue, Carlisle



**Price Region £185,000**

**EPC-B**

Semi-detached property | North of the River Eden  
1 reception room | 3 bedrooms | 2 bathrooms  
Generous lawned rear garden | Parking for two cars

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This immaculately presented, three bedroom, two bathroom, semi-detached property is situated in a quiet, peaceful location north of the River Eden. Neutrally decorated throughout the accommodation briefly comprises entrance hall, cloakroom, good size lounge with understairs storage and dining kitchen with integrated appliances and French doors to the rear garden. To the first floor is a good size cloaks cupboard, two double bedrooms, with en-suite and fitted storage to the master, single bedroom/study and family bathroom. Externally, there is tarmac driveway parking for two cars to the front of the property and a generous lawned rear garden with patio seating areas. The property has been well-maintained inside and out and offers a generously proportioned, low maintenance home situated within easy walking distance of local supermarkets and pubs and in close proximity to the amenities in Kingstown and the city centre with good access to junction 44 of the M6 motorway and the A689 to Newcastle.

The accommodation with approximate measurements briefly comprises:

**Composite front door into entrance hall.**

**ENTRANCE HALL** Staircase to the first floor, radiator, doors to lounge and cloakroom.

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



ENTRANCE HALL



CLOAKROOM

**LOUNGE (13'8 x 11'6)** Double glazed window to the front, radiator, understairs storage cupboard and door to dining kitchen.



LOUNGE

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**DINING KITCHEN (15' x 8'4)** Fitted kitchen incorporating an electric oven with four ring gas hob and extractor hood above, integrated fridge freezer and washing machine, cupboard housing the combi boiler, stainless steel sink with mixer tap, wood effect worksurfaces, radiator, double glazed window and double glazed French doors to the rear garden.



DINING KITCHEN

## **FIRST FLOOR**

**LANDING** Doors to bedrooms and bathroom, built-in storage cupboard and loft access.

**BEDROOM 1 (11'7 max x 9' max)** Double glazed window to the front, radiator, built-in storage cupboard and door to en-suite shower room.



BEDROOM 1

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**EN-SUITE SHOWER ROOM (6' max x 5' max)** Three piece suite comprising walk-in shower cubicle, WC and wash hand basin. Part tiled walls, double glazed frosted window, radiator and wood effect flooring.



EN-SUITE SHOWER ROOM

**BEDROOM 2 (8'9 x 7')** Double glazed window to the rear and radiator.



BEDROOM 2

**BEDROOM 3 (7' x 5'5)** Double glazed window to the rear and radiator.

**FAMILY BATHROOM (5'8 x 5'7)** Three piece suite comprising panelled bath, wash hand basin and WC. Part tiled walls, double glazed frosted window, radiator and wood effect flooring.



BEDROOM 3



FAMILY BATHROOM

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**OUTSIDE** Off-street parking for two vehicles to the front of the property. Generous lawned rear garden with flagstone patio.

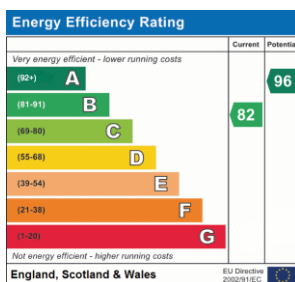


REAR GARDEN

**TENURE** We are informed the tenure is Freehold. Service charge approx. £150 per annum.

**COUNCIL TAX** We are informed the property is in 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  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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