

# Cumbrian Properties

16 Charlton Way, Kingstown



**Price Region £329,950**

**EPC-C**

Detached family home | Desirable residential area  
1 reception room | 4 bedrooms | 2 bathrooms  
Low maintenance gardens | Driveway parking & garage

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2/ 16 CHARLTON WAY, KINGSTOWN, CARLISLE

A spacious, four bedroom, two bathroom, detached property situated in a desirable residential area to the north of the city. The accommodation briefly comprises entrance hall, cloakroom, dining lounge with French doors to the rear garden, fitted kitchen with integrated appliances and French doors to the rear garden. To the first floor there are four bedrooms, master en-suite shower room and four piece family bathroom. Easy to maintain front and rear gardens, driveway parking and garage. Situated in a location that offers a wealth of amenities including shops, supermarkets and excellent transport links. The accommodation is well-presented throughout and would make an ideal family home. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

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

**ENTRANCE HALL** Staircase to the first floor, radiator, coving to the ceiling, UPVC double glazed window to the front, understairs storage cupboard and lockable door to the garage. Door to cloakroom, dining lounge and dining kitchen.

**CLOAKROOM** Two piece suite comprising WC and wash hand basin. Radiator and part tiled walls.



ENTRANCE HALL

**DINING LOUNGE (25'9 x 12'6)** UPVC double glazed windows to the front, two radiators, wooden fireplace housing a gas fire, coving to the ceiling and UPVC double glazed French doors to the rear garden.



DINING LOUNGE

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**DINING KITCHEN (20'6 x 12'7)** Fitted kitchen incorporating an eye-level oven and grill, four ring gas hob with aluminium splashback and extractor hood above, integrated fridge freezer, integrated dishwasher, one and a half bowl sink unit with mixer tap, plumbing for washing machine, UPVC double glazed windows and UPVC double glazed French doors to the rear garden.



DINING KITCHEN

## **FIRST FLOOR**

**LANDING** Velux window to the front, radiator, built-in storage cupboard housing the hot water tank, doors to bedrooms and family bathroom.

**BEDROOM 1 (12'6 x 11'6)** UPVC double glazed window to the front, radiator and door to en-suite shower room.



BEDROOM 1

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**EN-SUITE SHOWER ROOM (7'9 x 4')** Three piece suite comprising walk-in shower, WC and wash hand basin. Heated towel rail and UPVC double glazed frosted window to the side.



EN-SUITE SHOWER ROOM

**BEDROOM 2 (12' x 9'7)** UPVC double glazed window to the rear and radiator.

**BEDROOM 3 (10'5 x 9'7)** UPVC double glazed window to the rear and radiator.



BEDROOM 2



BEDROOM 3

**BEDROOM 4 (13'5 x 9')** UPVC double glazed window to the front and radiator.



BEDROOM 4

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**FAMILY BATHROOM (9'7 x 7'7)** Four piece suite comprising panelled bath with shower attachment, walk-in shower unit, WC and wash hand basin. Heated towel rail, part tiled walls and UPVC double glazed frosted window to the rear.



FAMILY BATHROOM

**OUTSIDE** Block paved driveway to the front of the property and lawned garden with floral borders and flagged pathway. Enclosed lawned rear garden with flagged patio and gravelled borders.

**GARAGE (16'7 x 8'6)** Up and over door, power, water and Worcester boiler.



REAR GARDEN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	76	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is Tax Band D.

**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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