

# Cumbrian Properties

30 Skiddaw Road, Carlisle



**Price Region £220,000**

**EPC-**

Semi-detached house | Spacious corner plot  
1 reception room | 4 bedrooms | 2 bathroom  
Garage & gardens | No onward chain

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2/ 30 SKIDDAW ROAD, CARLISLE

A four bedroom, two bathroom, extended semi-detached property with generous gardens and garage situated in a popular location to the west of the city. Located on a spacious corner plot the double glazed and gas central heated property comprises entrance hall, spacious dining lounge with patio doors to the rear garden, kitchen with integrated appliances and ground floor cloakroom. To the first floor there are four double bedrooms, family bathroom and three piece shower room. The side lane has access to the front and rear of the property along with the garage and two storage houses. A block paved driveway to the front of the property provides off-street parking for two vehicles leading up to the single garage with power supply. To the rear and side of the property there are generous lawned gardens with the potential to extend subject to planning permission. Skiddaw Road is in the catchment to excellent primary and secondary schools and is in close proximity to local amenities. The property is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into entrance hall.**

**ENTRANCE HALL** Doors to dining lounge, kitchen and cloakroom. Staircase to the first floor, understairs storage cupboard, built-in storage cupboard, radiator and frosted glazed window to the front.

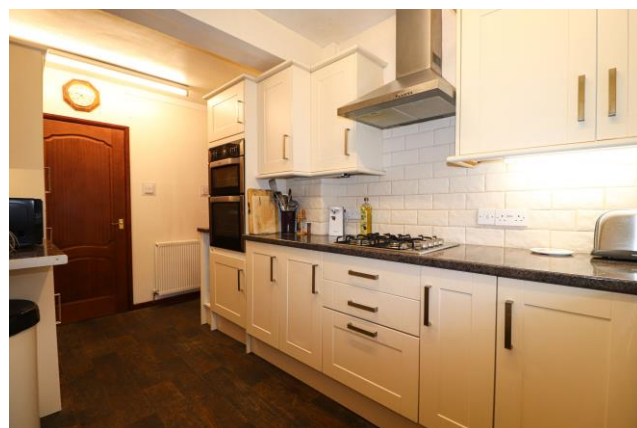
**DINING LOUNGE (29' x 11'4 max)** Double glazed window to the front, double glazed patio doors to the rear garden, two radiators, coving to the ceiling, coal effect gas fire and door to kitchen.



DINING LOUNGE

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**KITCHEN (15' max x 7' max)** Fitted kitchen incorporating an electric oven and grill, four burner gas hob with extractor hood above, plumbing for a washing machine, integrated dishwasher and fridge freezer. Brick effect tiled splashbacks, under counter lighting, double glazed window to the rear, wood effect flooring and radiator. Door to the side lane.



KITCHEN

**CLOAKROOM** Two piece suite comprising WC and wash hand basin. Wood effect flooring.

### **FIRST FLOOR**

**LANDING** Doors to all bedrooms, bathroom and shower room. Built-in storage cupboard and loft access.

**BEDROOM 1 (13' max to fitted wardrobes x 8'6)** A range of fitted wardrobes, double glazed window to the front and built-in storage cupboard.



BEDROOM 1

**BEDROOM 2 (10' x 9'7)** Double glazed window to the rear and radiator.

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BEDROOM 2

**BATHROOM (7'3 x 5' max)** Three piece suite comprising panelled bath, wash hand basin and WC. Radiator, frosted glazed window, part tiled walls and wood effect flooring.



BATHROOM

**BEDROOM 3 (11'5 x 11'4)** Double glazed window to the rear and radiator.



BEDROOM 3

**BEDROOM 4 (11'4 x 7')** Double glazed window to the front with radiator below.

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BEDROOM 4

**SHOWER ROOM (8' x 4')** Three piece suite comprising shower cubicle, Vanity unit wash hand basin and WC. Frosted glazed window, part tiled walls and radiator.



SHOWER ROOM

**SIDE LANE** UPVC doors to the front and rear, door to the **GARAGE** with power supply, wash house with power supply and coal shed providing storage.

**OUTSIDE** To the front of the property is a lawned garden and block paved driveway providing off-street parking for two vehicles leading to the garage. To the rear of the property is a generous lawned garden with raised flower beds. A gravelled side garden with flagstone patio, green house and outside tap provides the potential to extend (subject to planning permission) or could provide additional parking.



REAR GARDEN

6/ 30 SKIDDAW ROAD, CARLISLE



REAR OF THE PROPERTY



SIDE GARDEN

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

**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.

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