

Cumbrian Properties

108 Warwick Road, Carlisle



Price Region £350,000

EPC-

Three-storey mid-terrace | Central location
2 receptions | 4/5 bedrooms | 3 bathrooms
Traditional features | Flexible layout | Garage

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2/ 108 WARWICK ROAD, CARLISLE

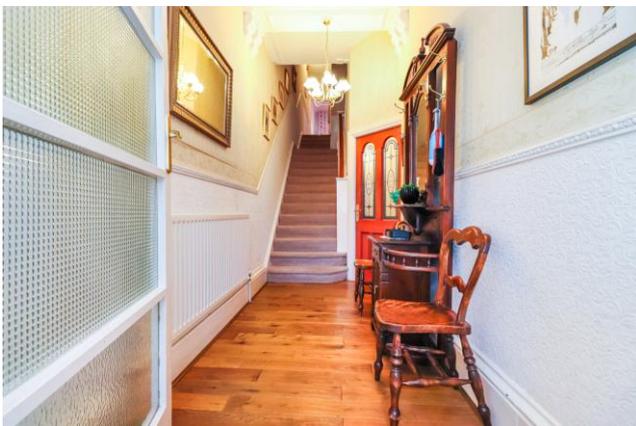
This impressive four/five bedroom, three bathroom, two reception room, three storey, period, mid-terrace property provides an excellent option for multi-generational living or investment opportunity. Located on the popular Warwick Road, a five minute stroll into the city centre, the property boasts traditional features and provides spacious rooms along with off-street parking and a low maintenance private rear yard. Comprising vestibule and a spacious entrance hall, bay-fronted lounge with gas fire, dining room with open fire and a spacious solid wood dining kitchen with integrated appliances leading through to a separate utility room and ground floor wet room. To the first floor there is a master bedroom with adjoining dressing room which could be converted into a bedroom, a modern fitted kitchen, cloakroom, four piece bathroom and a further double bedroom. To the second floor there are two double bedrooms, stylish fitted kitchen and a three piece bathroom. Externally, to the front of the property there is a small forecourt along with residents permit parking. To the rear of the property is a private secure paved yard with raised flowerbeds and access into the garage. Located less than a five minute walk into the city centre with excellent transport links to the A69 and Junction 43 of the M6, the property would make an ideal family home or investment opportunity.

The accommodation with approximate measurements briefly comprises:

Entry through front door into the vestibule.

VESTIBULE Original tiled flooring, coving to the ceiling and glazed door leading into a spacious entrance hall.

ENTRANCE HALL Staircase to the first floor, door to the inner hallway, engineered oak flooring, radiator and original coving and cornice.



ENTRANCE HALL

INNER HALLWAY Doors leading through to the lounge, dining room, dining kitchen, staircase to the cellar, radiator, engineered oak flooring and coving to the ceiling.

LOUNGE (18' max into the bay window x 14'9 max) Pebble effect gas fire with original surround, original coving and ceiling rose, double glazed bay window to the front with window shutters and radiator.



3/ 108 WARWICK ROAD, CARLISLE

DINING ROOM (13'7 max x 13' max) Original cast open fireplace, coving and ceiling rose, double glazed window to the rear, radiator and wooden flooring.



DINING ROOM

DINING KITCHEN (21' max x 11'6 max) Fitted kitchen incorporating a range style cooker with a five burner gas hob and two electric burners with extractor hood above, integrated fridge freezer and wine cooler, sink unit with mixer tap, plumbing for dishwasher. Undercounter lighting and tiled splashbacks, breakfast bar, two double glazed windows to the side, tiled flooring, and door to the utility room.



DINING KITCHEN

UTILITY ROOM (14' x 7'7) Plumbing and space for washing machine and tumble dryer, stainless steel sink with mixer tap, built-in larder, tiled flooring, wall and base units, radiator, two double glazed windows to the side, UPVC door leading to the rear yard and door to the wet room.



UTILITY ROOM

4/ 108 WARWICK ROAD, CARLISLE

WET ROOM (7'3 x 4'3) Three piece suite comprising walk-in shower cubicle with rainfall shower, vanity unit wash hand basin and WC. Fully tiled walls and flooring, frosted glazed window, ceiling spotlights and heated towel rail.



WET ROOM

CELLAR (16' x 5') Provides handy storage area and houses the gas meter.

FIRST FLOOR

SPLIT LEVEL LANDING Doors to bedroom 4, bathroom, built-in airing cupboard and radiator.

LANDING Doors to bedroom 1, adjoining kitchen and cloakroom. Staircase to the second floor and radiator.



LANDING

BEDROOM 4 (11'7 x 10'8) Built-in storage cupboard housing the Baxi combi-boiler (18 months old approx.), double glazed window to the rear and radiator.



BEDROOM 4

5/ 108 WARWICK ROAD, CARLISLE

BATHROOM (9' max x 8'3 max) Four piece suite comprising double walk-in shower cubicle with rainfall shower, panelled bath, wash hand basin and WC. Heated towel rail, vanity mirror with lighting, two frosted glazed windows, fully tiled walls and flooring.



BATHROOM

BEDROOM 1 (19' max into the bay window x 13' max) Coal effect gas fire, double glazed window to the front, original coving and ceiling rose, radiator and door to the dressing room.



BEDROOM 1

DRESSING ROOM/BEDROOM 5 (13'7 max x 13' max) Double glazed window to the rear of the property, original coving and ceiling rose and radiator. Could be converted into another double bedroom.



DRESSING ROOM

6/ 108 WARWICK ROAD, CARLISLE

ADJOINING KITCHEN (10'9 x 7') Solid wood kitchen incorporating electric oven and four burner hob, integrated fridge and freezer, plumbing for washing machine, stainless steel sink with mixer tap, tiled splashbacks, double glazed window to the front, radiator, tile effect flooring and coving to the ceiling.



ADJOINING KITCHEN

CLOAKROOM Two piece suite comprising wash hand basin and WC. Partially tiled walls, wood effect flooring and coving to the ceiling.



CLOAKROOM

SECOND FLOOR

LANDING Glazed window to the rear, doors to bedrooms 2 and 3, adjoining kitchen and bathroom.

BEDROOM 2 (18' max x 11'9 max) Double glazed window to the front, built-in storage and radiator.



BEDROOM 2

7/ 108 WARWICK ROAD, CARLISLE

BEDROOM 3 (14' max to the under eaves x 13' max) Double glazed window to the rear and radiator.



BEDROOM 3

ADJOINING KITCHEN (11'4 x 7') Shaker style kitchen incorporating electric oven and four burner hob with extractor hood above, integrated fridge and freezer, wood worksurfaces and porcelain sink with mixer tap. Plumbing and space for washing machine, tile effect flooring, double glazed Velux window and radiator.

BATHROOM (7'8 x 3'7) Three piece suite comprising panelled bath, wash hand basin and WC. Wood panelled walls, frosted glazed window, tile effect flooring and radiator.



ADJOINING KITCHEN



BATHROOM

OUTSIDE To the rear of the property there is a private paved yard with raised flowerbeds, external water supply and access into the garage. To the front of the property is a small forecourt.

GARAGE Power and lighting and access to an additional storage outhouse.

STORAGE OUTHOUSE Power and lighting.

8/ 108 WARWICK ROAD, CARLISLE



REAR YARD

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.

EPC GRAPH TO FOLLOW