

PFK

56 Edenside, Cargo, Carlisle CA6 4AQ

Guide Price £250,000





LOCATION

Cargo is a small village about 3 miles to the northwest of the City of Carlisle, it's near the river Eden on the Solway Plain. With excellent road links to the city's western bypass and the M6, it's an ideal commuter village.

PROPERTY DESCRIPTION

Overlooking the pretty central green area of this bespoke residential development in an excellent commuter village north of the river you will find this fabulous detached family home, welcome to 56 Edenside at Cargo.

The property has flexible and spacious accommodation which has the option to have two reception rooms and three bedrooms or the converted garage could be utilised as a fourth bedroom. Beautifully presented throughout, the large dining kitchen is a real showstopper, with modern matt units, granite worktops, upstands and splashbacks, two ovens and induction hob, if you like to entertain and throw dinner parties in style, this should be at the top of your view list.

The master bedroom has an ensuite and there is a further modern shower room, plus lots of built in storage. The driveway offers parking for two cars and there is a superb large rear garden and patio.

ACCOMMODATION

Entrance

Enter the property via a glazed panel front door leading to the hallway with radiator, doors off to the W.C. cloakroom and reception 2/bedroom 4, archway leading to inner hallway with access to stairs to first floor and reception room 1.

W.C. Cloakroom

1.60m x 1.00m (5' 3" x 3' 3") Double glazed window to the front aspect, LVT flooring, W.C., panelling, wall mounted wash-hand basin and stainless steel ladder radiator.

Reception 2/Bedroom 4

4.28m x 2.34m (14' 1" x 7' 8") Double glazed window to the front aspect, radiator. Converted from the original garage to the property.

Reception 1

4.33m x 3.74m (14' 2" x 12' 3") Double glazed window to the front aspect, electric fire, radiator, understairs storage cupboard and glazed double doors leading into:

Open Plan Dining Kitchen

7.52m x 2.63m (24' 8" x 8' 8") With laminate flooring, radiator, sliding patio doors to the rear garden at the dining end. The kitchen is a modern, handleless, mat green range of wall and base units with granite worktops, splashbacks and upstands with inset sink and mixer tap and drainage board into the granite worktop. Integrated dish-washer, integrated washing machine, two Bosch built-under electric ovens, black glass induction hob with integrated canopy extractor over. Space for free-standing American fridge-freezer, anthracite ladder radiator, concealed gas central heating boiler in one of the larder units. Double glazed door to the rear garden, double glazed window to the rear garden, inset LED spotlights, pop-up sockets with usb ports.

FIRST FLOOR

Landing

With loft access hatch, door into large built-in storage cupboard and doors off to:

Bedroom 1

3.94m x 3.74m (12' 11" x 12' 3") Double glazed window to the front elevation, radiator, doors leading into large airing cupboard and door into the en-suite.

En-suite

1.77m x 1.68m (5' 10" x 5' 6") Fully tiled, double glazed window to the front elevation, corner shower cubicle with dual head shower, wall mounted wash-hand basin, W.C., stainless steel ladder radiator.

Bedroom 2

3.10m x 2.78m (10' 2" x 9' 1") Double glazed window to the rear elevation, radiator.

Family Bathroom

1.84m x 1.72m (6' 0" x 5' 8") Fully tiled with double glazed window to the rear elevation, large corner walk-in shower cubicle with dual head shower, pedestal wash-hand basin, W.C., stainless steel ladder radiator.

Bedroom 3

4.87m x 2.08m (16' 0" x 6' 10") Dual aspect bedroom with double glazed windows to the front and rear elevations, two radiators, large double door built-in storage cupboard.

EXTERNALLY

Gardens and Parking

The property has driveway parking for two cars and pedestrian access lane to the side gate and into the rear garden which is mainly laid to lawn with large patio area, two sheds and water tap.

ADDITIONAL INFORMATION

Tenure & EPC

Tenure - Freehold

EPC - C

Management Fees

Charge payable to Trinity for grounds maintenance: The current vendor pays Trinity an Estate Service Charge of £19.43 per month. This is for them to maintain the communal grass/planted/fenced areas.

Referrals and Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

SERVICES

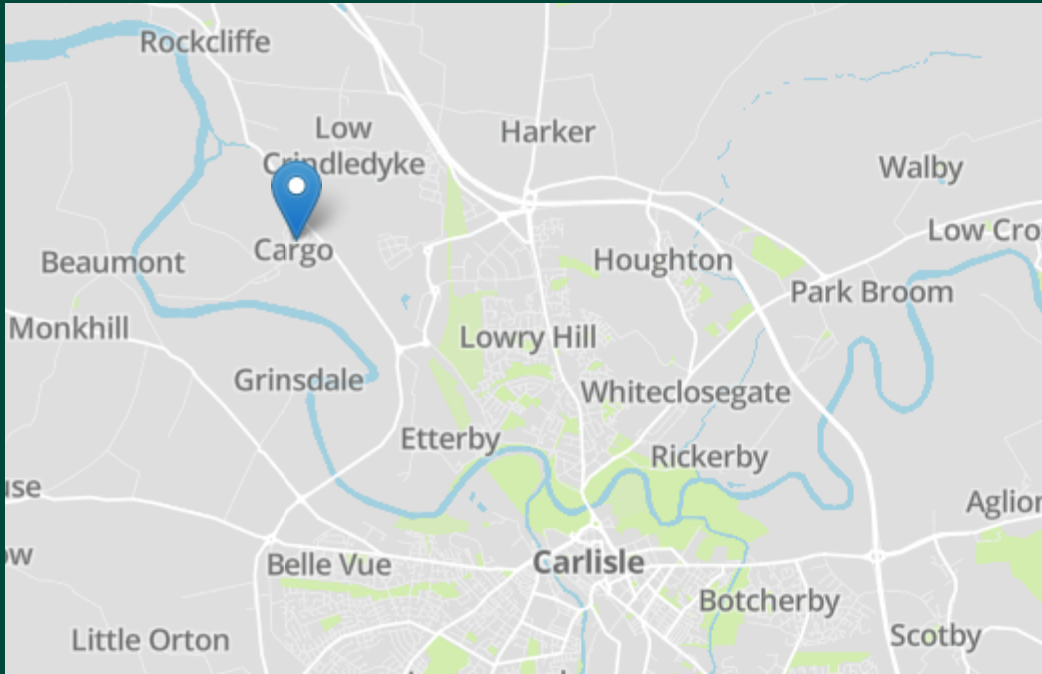
Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

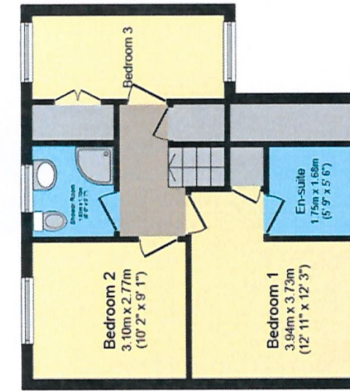
Viewing: Through our Carlisle office, 01228 558 666.

Directions: 56 Edenside can be located with the postcode CA6 4AQ, alternatively by using What3Words: ///packets.coach.lunching





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



First Floor



Ground Floor

Total floor area 101.0 sq. m. (1,087 sq. ft.) approx