

Cumbrian Properties

14 Mulcaster Crescent, Stanwix



Price Region £320,000

EPC-C

Extended mid-terraced property | Sought after location

2 receptions | 4 bedrooms | 2 bathrooms

Rich in character | Landscaped rear garden & garage

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This extended four-bedroom, two-reception-room, two-bathroom mid-terrace property is well presented throughout. The property briefly comprises an entrance vestibule, entrance hall, bay-windowed lounge, sitting room, and a modern dining kitchen featuring integrated appliances and a breakfast-bar style centre island. Double-glazed UPVC sliding doors open onto the rear garden. Additional features include a multi-fuel stove and a cloakroom. To the first floor, there are three bedrooms—two of which are doubles—along with a three-piece family bathroom complete with a freestanding roll-top bath, plus an additional storage room. To the second floor, there's a generous double loft bedroom with fitted storage and an en-suite shower room. Externally, the rear of the property has a low maintenance, landscaped tiered garden comprising a patio, lawn, shrub and floral borders, an outhouse for extra storage, and a detached garage. To the front of the property is a fenced, gated, and walled garden laid with shillies. The property is located within walking distance of Stanwix School, the picturesque Rickerby Park, and a wide range of local amenities.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the vestibule.

VESTIBULE (4' x 4') Coving to the ceiling and door to the entrance hall.

ENTRANCE HALL (20' x 6') Cast iron radiator, staircase to the first floor, understairs storage, coving to the ceiling, Herringbone wooden flooring and doors leading to the lounge, dining room and kitchen.



ENTRANCE HALL

LOUNGE (17' x 14') Double glazed UPVC sash bay window to the front, radiator, fireplace, picture rail, coving to the ceiling and ceiling rose.



LOUNGE

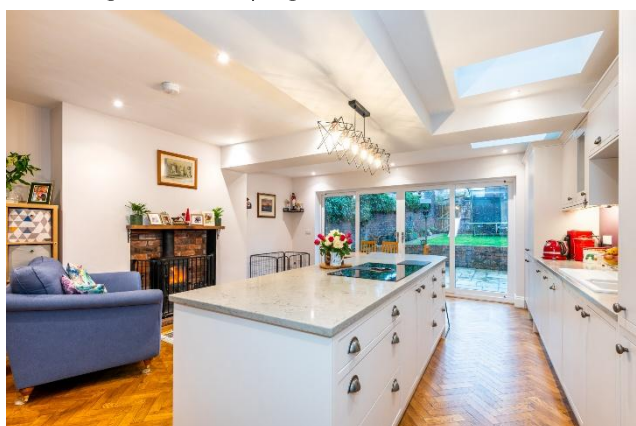
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SITTING ROOM (13' x 12') Cast iron radiator, fireplace, Herringbone wooden flooring, picture rail, coving to the ceiling and ceiling rose.



SITTING ROOM

DINING KITCHEN (extension) (21' x 17'5) Fitted kitchen incorporating 1.5 sink unit with mixer tap, eye level oven and grill, integrated fridge freezer and dishwasher and centre kitchen island with breakfast bar seating area, fitted cupboards, drawers and AEG integrated four burner hob with built-in extractor. Multi-fuel stove, cast iron radiator, double glazed UPVC sliding French doors to the rear garden, Herringbone wooden flooring, three skylights. Kitchen leads through to the cloakroom.



DINING KITCHEN

CLOAKROOM (3'5 x 3') Two piece suite comprising WC and sink basin. Herringbone wooden flooring.

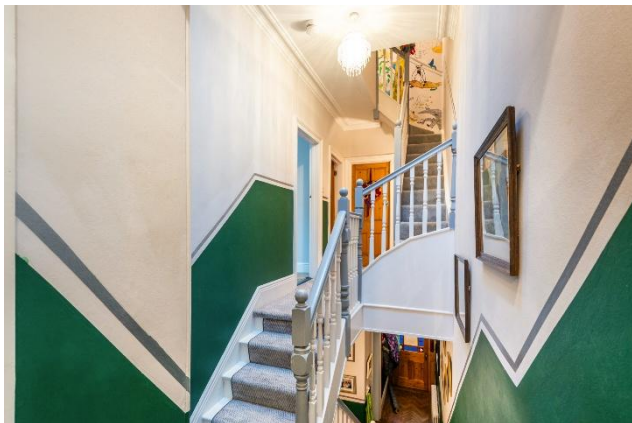
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SPLIT LEVEL

LANDING Velux window to the rear.

FIRST FLOOR

LANDING Doors leading to three bedrooms, family bathroom, storage room and open staircase to the second floor.



SPLIT-LEVEL LANDING



FIRST FLOOR LANDING

BEDROOM 1 (15' x 12') Double glazed UPVC sash window to the front, radiator and coving to the ceiling.



BEDROOM 1

BEDROOM 2 (13'5 x 12') Double glazed UPVC sash windows to the rear, radiator and coving to the ceiling.



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BEDROOM 3 (11' x 7') Double glazed UPVC sash window to the front, radiator and coving to the ceiling.

STORAGE ROOM (8' x 5'5) Double glazed UPVC window to the side, radiator & boiler.

FAMILY BATHROOM (11' x 9') Three piece suite comprising WC, sink basin with mixer tap and freestanding roll top bath. Frosted double glazed UPVC sash window to the rear, radiator and wood effect laminate flooring.



FAMILY BATHROOM

SECOND FLOOR Access to the loft room.

LOFT BEDROOM (19' x 17') Velux windows to the front and rear, exposed timber beams, fitted storage cupboards and en-suite shower room.

EN-SUITE SHOWER ROOM (8' x 5') Three piece suite comprising WC, sink basin with mixer tap, walk-in shower. Tiled splashback, radiator, Velux window to the rear and wood effect laminate flooring.



LOFT BEDROOM & EN-SUITE SHOWER ROOM

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OUTSIDE To the rear of the property is a low maintenance tiered landscaped garden comprising patio, external water tap, lawn with floral and shrubbed borders, outbuilding and gated access to the rear lane leading to the garage. To the front of the property is a low maintenance fenced and walled garden comprising laid shillies.

GARAGE (16'5 x 9'5) Power and lighting.

OUTBUILDING Utilised as additional storage.



REAR OF THE PROPERTY & GARDEN

TENURE We are informed the tenure is Freehold.

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

