

Cumbrian Properties

29 Newtown Road, Carlisle



Price Region £175,000

EPC-D

Three storey terraced property | Immaculately presented
1 reception room | 3 bedrooms | 2 bathrooms
Modern kitchen | Front forecourt & rear yard

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2/ 29 NEWTOWN ROAD, CARLISLE

An immaculately presented, three double bedroom, two bathroom, stylish, terraced townhouse laid out over three floors situated in an ideal location within easy walking distance of the city centre and Cumberland Infirmary. The property has a small forecourt garden bordered by railings with steps leading up to the front door setting you back from the street. The vestibule and entrance hall lead to a spacious dining lounge with understairs storage and a modern kitchen with integrated appliances and access to the rear yard. To the first floor is the master bedroom with a good size en-suite shower room, second bedroom and a light and airy good size bathroom. To the second floor is a further bedroom with plenty of eaves storage. To the rear of the property is a spacious yard with two brick-built outhouses providing outside storage and there is plenty of residents parking to the front of the property. Situated in close proximity to local amenities including shops, supermarkets, schools and bus stops and less than a 15 minute walk to the city centre. The property is ready to move in to and will tick the boxes for multiple buyers.

The accommodation with approximate measurements briefly comprises:

Composite front door into vestibule.

VESTIBULE Coving to the ceiling and oak door to the entrance hall.

ENTRANCE HALL Radiator, coving to the ceiling, spotlights, staircase to the first floor and door to dining lounge.

DINING LOUNGE (28' max x 10'7 max) Two double glazed windows to the front with radiator below, double glazed window to the rear with radiator below, ceiling spotlights, understairs storage cupboard and door to kitchen.



DINING LOUNGE

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KITCHEN (13'6 x 7'3) Fitted kitchen incorporating an electric oven and grill, four ring hob with extractor hood above, integrated fridge and freezer, integrated dishwasher, plumbing for washing machine, sink unit with mixer tap, ceiling spotlights, wood effect flooring, double glazed window and UPVC door to the rear yard.



KITCHEN

FIRST FLOOR

HALF LANDING Door to bedroom 3.

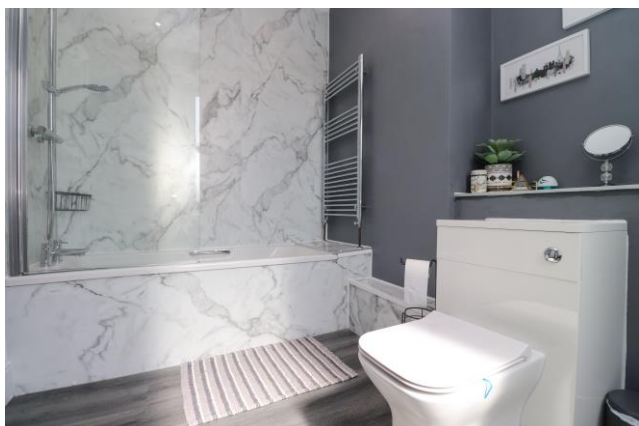
LANDING Doors to bathroom and bedroom 1, radiator, ceiling spotlights and staircase to the second floor.

BEDROOM 3 (13'6 max x 7' max) Two double glazed windows and radiator.



BEDROOM 3

BATHROOM (10' x 7'9) Three piece suite comprising waterfall shower above panelled bath, vanity unit wash hand basin and WC with concealed cistern. Part boarded walls, frosted glazed window, Ideal combi boiler, ceiling spotlights, wood effect flooring and heated towel rail.



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BEDROOM 1 (14' max x 14') Two double glazed windows to the front, radiator, built-in storage cupboard and door to en-suite shower room.

EN-SUITE SHOWER ROOM Three piece suite comprising double shower cubicle with waterfall shower head, vanity unit wash hand basin and WC with concealed cistern. Ceiling spotlights, wood effect flooring and heated towel rail.



BEDROOM 1 & EN-SUITE

SECOND FLOOR

LANDING Door to bedroom 2.

BEDROOM 2 (14' x 7'8) Two built-in storage cupboards, double glazed window and radiator.



BEDROOM 2

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OUTSIDE Forecourt and generous rear yard with two brick-built outhouses and pedestrian access gate to the rear lane.

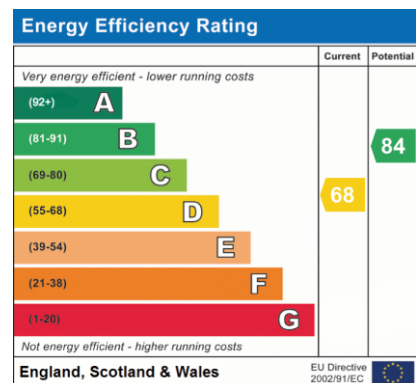


REAR YARD

TENURE We are informed the tenure is Freehold.

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

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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