

# Cumbrian Properties

## 110 Warwick Road, Carlisle



**Price Region £365,000**

**EPC-**

End-terraced property | Original features throughout  
2 receptions | 8 bedrooms | 8 bathrooms  
Off-street parking and garden | Investment opportunity

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)



## 2/ 110 WARWICK ROAD, CARLISLE

This substantial eight-bedroom, eight-bathroom corner terraced property is gas central heated and fully double glazed throughout, offering generous and versatile accommodation arranged over three floors. The property briefly comprises an entrance vestibule and hallway, a bay-fronted reception room, a double bedroom with a three-piece en-suite bathroom, and a cellar with power and lighting. There is also a dining room, fitted kitchen, utility room, and cloakroom, with access to the low maintenance rear yard. To the first floor, there are five double bedrooms, all benefiting from en-suite shower rooms. The second floor offers two further double bedrooms, both also featuring en-suite shower rooms. Externally, the property benefits from a gated, low maintenance walled rear yard with side access to off-street parking. To the front is a gated wrap-around low maintenance forecourt. An ideal opportunity for large families or investment purchasers, conveniently located within walking distance of Carlisle City Centre.

The accommodation with approximate measurements briefly comprises:

**Entrance to the property leads into the vestibule.**

**VESTIBULE (6' x 5'5)** Leads into the entrance hall.

**ENTRANCE HALL (24' x 7'5)** Staircase to the first floor, radiator, coving to the ceiling, dado rail, doors leading to reception room, bedroom 1, dining room, understairs cupboard and cellar.



ENTRANCE HALL

**RECEPTION ROOM (19' x 16')** Double glazed UPVC bay window to the front, double glazed UPVC window to the side, radiator, fireplace, coving to the ceiling and ceiling rose.



RECEPTION ROOM



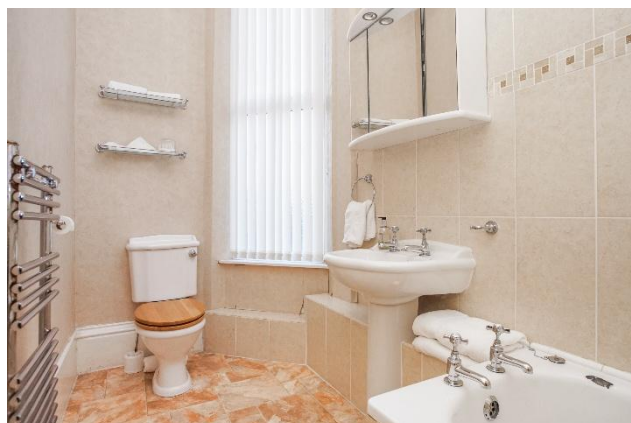
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**BEDROOM 1 (18'5 x 14')** Double glazed UPVC bay window to the side, picture rail, coving to the ceiling, ceiling rose, radiator and door to the en-suite bathroom.



BEDROOM 1

**EN-SUITE BATHROOM (15' x 5')** Three piece suite comprising shower over panelled bath, wash hand basin and WC. Tiled splashback, heated towel rail, frosted double glazed UPVC window to the side, coving to the ceiling, fitted shelved storage cupboard and tile effect vinyl flooring.



EN-SUITE BATHROOM

**DINING ROOM (19' x 13'5)** Double glazed UPVC window to the side, radiator, fireplace, dado rail and door to the kitchen.



DINING ROOM

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**KITCHEN (19'5 x 10')** Fitted kitchen incorporating 1.5 bowl sink with drainer and mixer tap, freestanding oven & grill with four burner electric hob, tiled splashback and extractor hood above and fitted storage cupboards (one housing the Baxi gas boiler). Panelled ceiling, double glazed UPVC window to the side, and door to the utility room.



KITCHEN

**UTILITY ROOM (14' x 8')** Double glazed UPVC window to the rear, plumbing for washing machine, door to the rear garden/car park and access to the walk-in storage cupboard and cloakroom.



UTILITY ROOM

**CLOAKROOM (5' x 3')** Two piece suite comprising wash hand basin and WC. Frosted double glazed UPVC window to the side.



CLOAKROOM

**CELLAR (16'5 x 5'5)** Electricity & lighting, consumer box and meters.



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**FIRST FLOOR**

**SPLIT LEVEL LANDING** Radiator and doors to bedrooms 2, 3, 4, 5 and 6.



LANDING

**BEDROOM 2 (15' x 14')** Double glazed UPVC window to the rear, radiator and en-suite shower room.



BEDROOM 2

**EN-SUITE SHOWER ROOM** Three piece suite comprising walk-in shower, wash hand basin with mixer tap and WC. Tiled splashback and heated towel rail.



EN-SUITE SHOWER ROOM

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**BEDROOM 3 (19' x 10')** Double glazed UPVC window to the side and rear, radiator, fitted storage cupboard, bedside table, dressing table and en-suite shower room.



BEDROOM 3

**EN-SUITE SHOWER ROOM** Three piece suite comprising walk-in shower, wash hand basin with mixer tap and WC. Heated towel rail.



EN-SUITE SHOWER ROOM

**BEDROOM 4 (15' x 14')** Double glazed UPVC window to the side, radiator, fitted wardrobe, coving to the ceiling and en-suite shower room.



BEDROOM 4



7/ 110 WARWICK ROAD, CARLISLE

**EN-SUITE SHOWER ROOM** Three piece suite comprising walk-in shower, wash hand basin with mixer tap, and WC. Heated towel rail and frosted double glazed UPVC window to the side.



EN-SUITE SHOWER ROOM

**BEDROOM 5 (17' x 14')** Double glazed UPVC window to the front and side, radiator and en-suite shower room.



BEDROOM 5

**EN-SUITE SHOWER ROOM** Three piece suite comprising walk-in electric shower, wash hand basin with mixer tap and WC. Panelled splashback, heated towel rail.



EN-SUITE SHOWER ROOM

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**BEDROOM 6 (11'5 x 10')** Double glazed UPVC window to the front, radiator, coving to the ceiling, fitted storage cupboard and en-suite shower room.

**EN-SUITE SHOWER ROOM** Three piece suite comprising electric shower, wash hand basin with mixer tap, and WC. Panelled splashback and heated towel rail.



EN-SUITE SHOWER ROOM

## **SECOND FLOOR**

**LANDING** Doors to bedrooms 7 and 8.

**BEDROOM 7 (16' x 14')** Double glazed UPVC window to the side, radiator and wooden staircase to the en-suite shower room.



BEDROOM 7

**EN-SUITE SHOWER ROOM** Three piece suite comprising walk-in shower, wash hand basin & WC. Panelled splashback, heated towel rail & Velux window to rear.



EN-SUITE SHOWER ROOM



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**BEDROOM 8 (19' x 16')** Double glazed UPVC window to the front, Velux window to the front, two radiators, fitted wardrobe, storage cupboard and en-suite shower room.



BEDROOM 8

**EN-SUITE SHOWER ROOM** Three piece suite comprising walk-in electric shower, wash hand basin with mixer tap and WC. Panelled splashback and heated towel rail.



EN-SUITE SHOWER ROOM

**OUTSIDE** To the rear of the property is a walled and gated yard with laid flagstones and side gate leading to the off-street fenced parking. To the front of the property is a gated and fenced wraparound forecourt.



REAR YARD

10/ 110 WARWICK ROAD, CARLISLE

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

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

EPC GRAPH TO FOLLOW