

# Cumbrian Properties

42 Eden Street, Stanwix, Carlisle



Price Region £205,000

EPC-E

Mid-terraced property | North of the River Eden  
Open plan dining lounge | 4 bedrooms | 1 bathroom  
Garden with hot tub & outhouse | Many original features

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This extended, four bedroom, mid-terraced property is situated in the desired location of Stanwix and enjoys a rear garden incorporating decking, Astro turf and a four person hot tub. The accommodation, which benefits from many original features, briefly comprises vestibule, entrance hall, 25'3 open plan dining lounge with log burner and 22' dining kitchen with French doors opening onto the rear garden. To the first floor there are two double bedrooms and four piece bathroom with two further bedrooms to the second floor. The property also benefits from a good size outhouse, currently used as a gym. On-street parking is available to the front of the property.

The accommodation with approximate measurements briefly comprises:

**Front door into vestibule.**

**VESTIBULE** Dado rail, tiled flooring and door to entrance hall.

**ENTRANCE HALL** Staircase to the first floor, wood flooring, dado rail, coving to the ceiling and radiator. Door to dining lounge.



ENTRANCE HALL

**DINING LOUNGE (25'3 x 10'4)** Fireplace housing a multi fuel burner, UPVC double glazed window to the front, wood flooring, radiator, picture rail, coving to the ceiling and ceiling rose. Door to kitchen.



DINING LOUNGE

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**DINING KITCHEN (22' x 12'3)** Fitted kitchen incorporating sink with mixer tap, freestanding cooker with six ring hob, integrated fridge and plumbing for washing machine. Wood effect laminate flooring, shelved understairs storage cupboard, two Velux skylights and UPVC double glazed French doors to the rear.



DINING KITCHEN

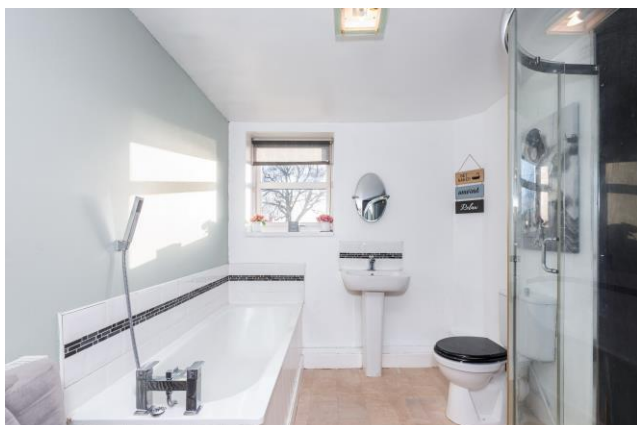
### **FIRST FLOOR**

**LANDING** Doors to bedrooms and bathroom. Built-in understairs storage cupboard, dado rail, radiator and staircase to the second floor.



LANDING

**BATHROOM (11'6 x 7'8)** Four piece suite comprising panelled bath with shower attachment and waterfall mixer tap, walk-in shower, wash hand basin with waterfall mixer tap and WC. Radiator, Worcester boiler (approx. 2 years old), tiled splashbacks, tile effect vinyl flooring and UPVC double glazed window to the rear.



BATHROOM



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**BEDROOM 1 (14'3 x 11')** UPVC double glazed window to the front, radiator, two fitted wardrobes, picture rail, original fireplace and original wooden flooring.



BEDROOM 1

**BEDROOM 2 (13'3 x 6'9)** UPVC double glazed window to the rear, radiator, picture rail, original fireplace and built-in storage cupboard.

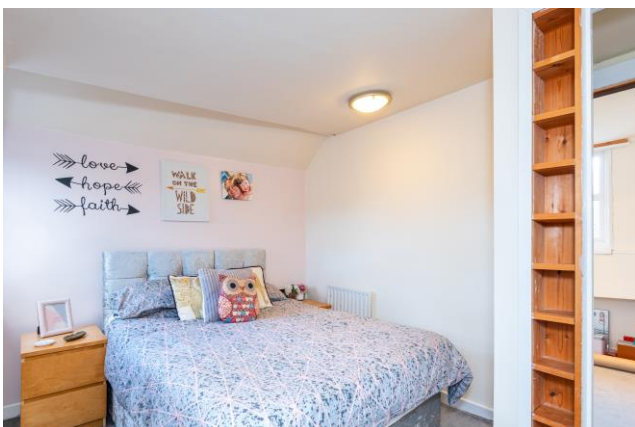


BEDROOM 2

## **SECOND FLOOR**

**LANDING** Doors to two further bedrooms.

**BEDROOM 3 (13' x 8'7)** UPVC double glazed windows to the front and radiator.



BEDROOM 3

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**BEDROOM 4 (10'4 x 7'8)** UPVC double glazed window to the rear and radiator.



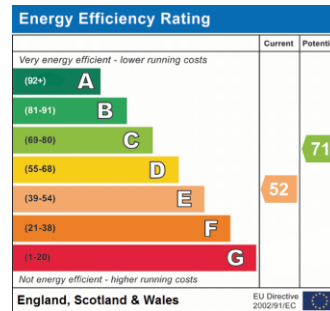
BEDROOM 4

**OUTSIDE** Block paved patio to the rear of the property with decking, four person hot tub, Astro turf, raised beds laid to slate chippings, external tap and sockets, outhouse, and pedestrian access gate to the rear lane. On-street parking is available to the front of the property.

**OUTHOUSE (10'4 x 5'7)** Currently used as a gym with frosted window and power.



REAR OF THE PROPERTY



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

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

**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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