

Cumbrian Properties

14 Barley Edge, Carlisle



Price Region £295,000

EPC-

Detached house | Popular location
2 reception rooms | 5 bedrooms | 3 bathrooms
Front & rear gardens | Double garage & driveway

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This fantastic, five bedroom, three bathroom, two reception room, detached family home offers generous gardens and off-street parking with double garage, situated in a popular location to the east of the city. The double glazed and gas central heated property offers everything a growing family could need. To the ground floor is the lounge, second reception room/office, 23' dining kitchen with patio doors leading out to the generous lawned rear garden, and a ground floor cloakroom. To the first floor there are four bedrooms, en-suite shower room and three piece family bathroom. To the second floor is a beautiful en-suite master bedroom with fitted wardrobes. Externally, the property has ample parking for all the family with a double driveway leading up to the double garage with power whilst the rear of the property has plenty of space for children's outdoor toys or alfresco entertaining with a good size lawned garden and flag stone patio. Situated in the edge of the city with local amenities in close proximity but just a five minute drive to the city centre and in the catchment area for the popular Scotby primary school.

The accommodation with approximate measurements briefly comprises:

Composite front door into entrance hall.

ENTRANCE HALL Doors to lounge, dining kitchen, second reception room and cloakroom. Staircase to the first floor, radiator and wood effect flooring.

RECEPTION ROOM 2 (9' x 8') Double glazed window to the front, radiator and wood effect flooring.



RECEPTION ROOM 2

LOUNGE (13'8 x 11') Double glazed window to the front with radiator below.



LOUNGE

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DINING KITCHEN (24' x 10') Fitted kitchen incorporating an electric oven and four ring gas hob with extractor hood above, integrated dishwasher and washing machine, Ideal combi boiler, radiator, double glazed window and double glazed patio doors to the rear garden.



DINING KITCHEN

CLOAKROOM Two piece suite comprising WC and wash hand basin. Radiator and wood effect flooring.



CLOAKROOM

FIRST FLOOR

LANDING Doors to bedrooms and bathroom, cupboard housing the water tank and staircase to the second floor.

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FIRST FLOOR LANDING



BATHROOM

BATHROOM (8'4 x 6') Three piece suite comprising panelled bath, wash hand basin and WC. Part tiled walls, double glazed frosted window, radiator and tile effect flooring.

BEDROOM 2 (12'4 max x 12' max) Double glazed window to the front with radiator below and door to en-suite shower room.



BEDROOM 2



EN-SUITE SHOWER ROOM (5'9 x 3'6) Three piece suite comprising fully tiled shower cubicle, wash hand basin and WC. Radiator, double glazed frosted window and tile effect flooring.



BEDROOM 2 EN-SUITE



BEDROOM 3

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BEDROOM 3 (11'8 x 11' max) Double glazed window to the rear with radiator below.

BEDROOM 4 (9' x 8'5) Double glazed window to the front with radiator below.



BEDROOM 4

BEDROOM 5 (8'4 x 8'4) Double glazed window to the rear with radiator below.



BEDROOM 5

SECOND FLOOR

LANDING Double glazed window and door to the master bedroom.

MASTER BEDROOM (14'8 max x 13'6 to fitted wardrobes) A range of fitted wardrobes, double glazed window to the front, radiator, two double glazed Velux windows, eaves storage cupboard with lighting, loft access and door to en-suite shower room.



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EN-SUITE SHOWER ROOM (5' max x 5' max) Three piece suite comprising fully tiled shower cubicle, wash hand basin and WC. Built-in storage cupboard, radiator, Velux window and tile effect flooring.



MASTER BEDROOM EN-SUITE

OUTSIDE Low maintenance front garden and tarmac driveway providing off-street parking for two vehicles leading up to the double garage. Generous lawned rear garden with flagstone patio, door to the garage, external sockets and outside tap.



REAR GARDEN

EPC GRAPH TO
FOLLOW

TENURE We are informed the tenure is Freehold. Service charge approx. £100 per annum.

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

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.