

# Cumbrian Properties

23 Charlton Way, Kingstown, Carlisle



**Price Region £320,000**

**EPC-**

Detached property | Desirable residential area  
2 reception rooms | 4 bedrooms | 2 bathrooms  
Landscaped rear garden | Drive and garage

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An immaculately presented four bedroom, two bathroom detached property to the north of the city that would make an ideal family home. The double glazed and gas central heated accommodation comprises of entrance hall, cloakroom, dining room, lounge with log burner and French doors to the rear garden, modern fitted kitchen with integrated appliances and utility room. To the first floor there are four good size bedrooms, en-suite to Master and a four piece family bathroom. Fence enclosed rear landscaped garden incorporating patio area, shillied and floral borders, lawned area, trees bushes and shrubs. Block paved driveway to the front leading up to the single garage.

The accommodation with approximate measurements briefly comprises:

Entry via double glazed composite door into entrance hall.

**ENTRANCE HALL (14'8 x 9'8)** Radiator, coving, oak flooring, understairs storage cupboard and doors to cloakroom, dining room and lounge.



ENTRANCE HALL

**CLOAKROOM** Tile effect vinyl flooring, low level WC, wash hand basin, tiled splashbacks, radiator and double glazed frosted window to the front.

**DINING ROOM (10'6 x 8'9)** Double glazed windows to the front, radiator and coving.



DINING ROOM

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**LOUNGE (15' x 12')** Radiator, coving, log burner stove and double glazed French doors leading to the rear garden.



LOUNGE

**KITCHEN (15'2 x 9'5)** Fitted kitchen incorporating a 1.5 bowl sink unit with drainer and mixer tap, built in eye level AEG oven and grill, AEG four burner gas hob with aluminium splashback and overhead extractor, integrated dishwasher and fridge/freezer. Tiled flooring, double glazed window to the rear, radiator and door to utility room.



KITCHEN

**UTILITY ROOM** Tiled flooring, fitted kitchen units, plumbing for washing machine and UPVC double glazed door to the side of the property.



UTILITY ROOM

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**FIRST FLOOR LANDING** Radiator, double glazed window to the front, coving to ceiling and doors to bedrooms and bathroom.

**BEDROOM 1 (12' x 12')** Double glazed windows to the rear, radiator, built in shelved storage cupboard and door to en-suite shower room.



BEDROOM 1

**EN-SUITE SHOWER ROOM (8' x 7')** Three piece suite comprising low level WC, wash hand basin and walk-in shower unit. Wood effect vinyl flooring, tiled splashbacks, heated towel rail, built in storage cupboard housing the hot water tank and double glazed frosted window to the side.



EN-SUITE SHOWER ROOM

**BEDROOM 2 (12'7 x 10')** Radiator and double glazed windows to the rear.



BEDROOM 2

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**BEDROOM 3 (12' x 9')** Radiator and double glazed windows to the front.



BEDROOM 3

**BEDROOM 4 (9' x 8'2)** Radiator and double glazed window to the front.



BEDROOM 4

**FAMILY BATHROOM (9' x 6'2)** Four piece suite comprising low level WC, wash hand basin, panelled bath with shower attachment and walk-in shower unit. Tile effect vinyl flooring, tiled splashbacks, heated towel rail and double glazed frosted window to side.



FAMILY BATHROOM

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**OUTSIDE** Lawned area and block paved driveway parking to the front of the property with shillied borders leading up to the single garage with up and over door and also houses the boiler.

Rear landscaped garden with flagstone patio area, shillied borders, wooden gazebo, lawned area and floral borders with bushes, trees and shrubs. A wooden gate gives access down both sides of the property.



REAR GARDEN

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

**COUNCIL TAX** We are informed the property is in 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.

EPC TO FOLLOW

reasons to sell with us...

more than

**455**

properties listed in our  
Carlisle office

more than

**390**

properties sold from  
our Carlisle office

we sold

**255**

more properties than  
our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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