

Cumbrian PROPERTIES

14 St Aidan's Road, Carlisle



Price Region £245,000

EPC-C

Extended semi-detached | Sought-after location
3 reception rooms | 3/4 bedrooms | 2/1 bathrooms
Driveway, gardens & garage | No onward chain

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 14 ST AIDAN'S ROAD, CARLISLE

An excellent opportunity to purchase a three/four bedroom, three reception room, extended, semi-detached family home situated on this sought-after, tree-lined street within walking distance of the city centre. The spacious and flexible accommodation, which was refurbished to the ground floor following the floods, briefly comprises spacious entrance hall, cloakroom, lounge, dining room, 16'7 dining kitchen with integrated appliances and sun room. To the first floor there are three bedrooms, bathroom and shower room. Attractively presented, lawned front and rear gardens, block paved driveway providing off-road parking and detached single garage.

Situated within walking distance of the city centre, close to a variety of local amenities including schools, shops, parks, bus routes and easy access to the M6 motorway. Sold with the benefit of no onward chain.

The UPVC double glazed and gas central heated accommodation with approximate measurements briefly comprises:

Solid wood entrance door into entrance hall.

ENTRANCE HALL Spacious entrance hall with oak staircase to the first floor, understairs storage cupboard, double glazed window to the side, radiator and coving to the ceiling. Doors to cloakroom, lounge, dining room and dining kitchen.



ENTRANCE HALL



LOUNGE

CLOAKROOM White two piece suite comprising WC and corner wash hand basin. Double glazed window to the rear, radiator and part sloping ceiling.

LOUNGE (16'8 max x 14') Coal effect living flame gas fire on a marble hearth with marble back and surround. Double glazed window to the front, radiator, coving to the ceiling and picture rail.

DINING ROOM (15' max to bay window x 13') Inset log effect gas fire, double glazed bay window to the front, double glazed window to the side, radiator, coving to the ceiling and picture rail.

3/ 14 ST AIDAN'S ROAD, CARLISLE



DINING ROOM

DINING KITCHEN (16'7 max x 10' max) A range of quality wall and base units with complementary worksurfaces and tiled splashbacks incorporating a one and a half bowl stainless steel sink with mixer tap. Five ring gas hob with extractor hood above, eye-level electric built-in double oven, integrated fridge and freezer, integrated slimline dishwasher, integrated washer dryer and cupboard housing the gas combi boiler. Double glazed window to the rear garden, under unit lighting, tiled floor, radiator and opening to the sun room.



DINING KITCHEN

SUN ROOM (12'8 x 9') Dwarf wall and UPVC double glazed windows to the sides and rear, two radiators and double glazed door to the rear garden.



SUN ROOM

4/ 14 ST AIDAN'S ROAD, CARLISLE

FIRST FLOOR

LANDING Double glazed window overlooking the rear garden and Chatsworth Tennis Club, radiator, coving to the ceiling and loft access. Doors to bedrooms, bathroom and shower room.



FIRST FLOOR LANDING

BEDROOM 1 (15' max x 14') Double glazed window to the front with open field views, radiator and built-in wardrobes with matching vanity unit.

BEDROOM 2 (13' x 12'9) Double glazed window to the front with open field views, double glazed window to the side, radiator, coving to the ceiling, picture rail and built-in wardrobe.



BEDROOM 1



BEDROOM 2

BEDROOM 3 (8'7 x 7') Double glazed window to the side and radiator.



BEDROOM 3

5/ 14 ST AIDAN'S ROAD, CARLISLE

BATHROOM White three piece suite comprising panelled bath with electric shower above, pedestal wash hand basin and WC. Part tiled walls, white towel rail radiator and two double glazed windows to the rear enjoying views over the garden and Chatsworth Tennis Club.

SHOWER ROOM/BEDROOM 4 Formerly bedroom 4 converted to provide the shower room comprising white three piece suite comprising walk-in shower cubicle with electric shower, vanity unit wash hand basin and WC with concealed cistern. Part tiled walls, white towel rail radiator, built-in airing cupboard, radiator and double glazed window to the rear with views over the garden and Chatsworth Tennis Club.



BATHROOM



SHOWER ROOM

OUTSIDE Attractively presented, lawned front garden with well-established borders and a block paved driveway providing off-road parking along the side of the property. To the rear of the property is a lawned garden with block paved patio, single garage and well-stocked borders housing a variety of mature plants, shrubs and trees.

DETACHED SINGLE GARAGE Brick-built garage with up and over door, wooden door to the side, single glazed window to the rear garden, power and light.



REAR GARDEN

6/ 14 ST AIDAN'S ROAD, CARLISLE



REAR OF THE PROPERTY

COUNCIL TAX BAND To be confirmed by the vendor.

TENURE We are informed the tenure is Freehold.

SERVICES Mains water, gas and electricity are connected.

VIEWING Cumbrian Properties ELA Ltd, 2 Lonsdale Street, Carlisle.
Tel 01228 599940

NOTE There are insurance schemes available for new home owners that are buying properties that have been or are in a flood risk area, copy and paste the following link into your browser for more information.

abi.org.uk/Insurance-and-savings/Topics-and-issues/Flood-Re

FLOOR PLAN TO FOLLOW



