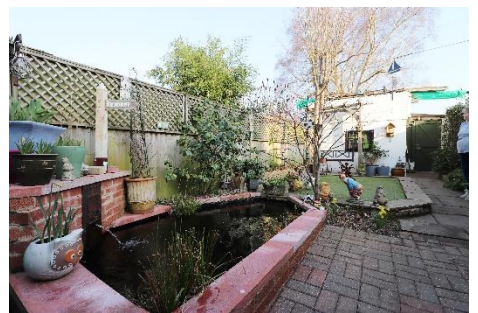


Cumbrian PROPERTIES

42 Eden Street, Stanwix, Carlisle



Price Region £170,000

EPC-E

Mid-terraced property | Popular residential area
2 reception rooms | 4 bedrooms | 1 bathroom
Low maintenance garden | North of the city

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A deceptively spacious, four bedroom, two reception room mid-terraced property, retaining a wealth of original features, situated in a popular residential area to the north of the city centre.

The gas central heated and double glazed, extended accommodation briefly comprises vestibule, entrance hall, dining lounge with multi fuel stove, modern kitchen with range style cooker, sun room, utility and WC. To the first floor there are two double bedrooms and spacious four piece bathroom. To the second floor there are a further two bedrooms. Low maintenance rear garden with outhouse and separate block paved area with wooden shed.

Situated close to a range of local amenities including shops, schools and bus routes, and with easy access to the M6 motorway at junction 44 and the western bypass.

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

Entrance door into vestibule.

VESTIBULE Coving to the ceiling, dado rail, original tiled floor and glazed wooden door to entrance hall.

ENTRANCE HALL Staircase to the first floor, original coving to the ceiling, dado rail, radiator, wooden flooring and door to dining lounge.

DINING LOUNGE (25'2 max x 11' max)

LOUNGE AREA Fireplace with slate surround housing a multi fuel stove on a slate hearth, UPVC double glazed window to the front, original coving and ceiling rose, solid oak flooring and archway to the dining area.

DINING AREA Fireplace with slate hearth, solid oak flooring, picture rail, radiator and pine door to the kitchen.



DINING LOUNGE

KITCHEN (13'2 max x 11'2 max) A range of modern wall and base units with complementary worksurfaces incorporating single bowl sink unit with mixer tap. Tiled Inglenook housing a Range style cooker with six ring gas hob, two electric ovens and warming plate. Built-in combination microwave, integrated fridge, integrated dishwasher. Radiator, ceramic tiled floor, ceiling spotlights, understairs storage cupboard, light tunnel, wooden single glazed window and double glazed wooden door to the sun room.

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KITCHEN

SUN ROOM (8'3 max x 7'10 max) UPVC double glazed windows and UPVC double glazed door to the rear garden, panelled ceiling with double glazed wooden Velux window and shutter blind, radiator, ceramic tiled floor and wooden glazed door to the utility.



SUN ROOM

UTILITY (7'10 x 4'2) A range of wall and base units with complementary worksurface, tiled splashbacks and a small sink unit. Plumbing for washing machine, space for tumble dryer and space for fridge freezer. LED ceiling spotlights, ceramic tiled floor and concertina door to the WC.

WC Low level WC, ceramic tiled floor and UPVC double glazed frosted window to the rear garden.

FIRST FLOOR LANDING Skylight, radiator, dado rail, staircase to the attic room, understairs storage cupboard, original doors to bedrooms and bathroom.

BEDROOM 1 (13' max to built-in wardrobes x 11') UPVC double glazed window to the front, radiator, original fireplace (decorative purpose only), two built-in wardrobes and original exposed wooden flooring.

BATHROOM White four piece suite comprising panelled bath with telephone style shower attachment, pedestal wash hand basin, low level WC and corner shower cubicle. Part aqua panelled walls, part tiled walls, original exposed wooden flooring, wall mounted Baxi combi boiler and UPVC double glazed window to the rear.

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BEDROOM 1



BATHROOM

BEDROOM 2 (13'3 x 8') UPVC double glazed window to the rear (fire escape), original fireplace (decorative purposes only), built-in storage, picture rail, radiator and laminate flooring.



SECOND FLOOR LANDING Doors to two further bedrooms.

BEDROOM 3 (12'10 max x 8'8 max) Newly carpeted room with two UPVC double glazed windows to the front (fire escape), part sloping ceiling, radiator and shelving.

BEDROOM 4 (10'4 x 6'4) Newly carpeted room with UPVC double glazed window to the rear (fire escape), part sloping ceiling, radiator and shelving.

OUTSIDE Attractive, low maintenance rear garden which has been laid to artificial turf incorporating a sandstone patio, block paved patio, pond with water feature, outhouse and borders housing a variety of mature plants, shrubs and tree. A gate gives access to the rear lane (right of access for other properties) leading to a block paved area with wooden shed.

OUTHOUSE (10' x 6'2) Brick built outhouse with power.



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.

FIXTURES AND FITTINGS To be confirmed by the vendor.

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