

# Cumbrian Properties

38 Eden Park Crescent, Carlisle



**Price Region £249,950**

**EPC-C**

Detached bungalow | No onward chain  
2 reception rooms | 3 bedrooms | Solar panels  
Driveway & garage | Generous gardens

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## 2/ 38 EDEN PARK CRESCENT, CARLISLE

This spacious, three bedroom, two reception room, detached bungalow has been well maintained inside and out and offers generous gardens, parking and garage. Situated in a quiet cul-de-sac the property is double glazed and gas central heated with the added benefit of solar panels and briefly comprises entrance porch, lounge with gas fire, modern high gloss kitchen with integrated quality Neff appliances, a light and airy sun room with French doors leading out to the rear garden, two double bedrooms with fitted furniture to the master, single bedroom and a three piece shower room. Externally, to the front of the property, there is a pretty floral garden laid to artificial turf and tarmac driveway providing off-street parking for two to three vehicles leading up to the single garage. The rear of the property has a generous garden with well-established fruit trees, plants and flowers, two timber sheds and access to the garage. This spacious property would suit those looking for single storey accommodation and would be equally suitable as a family home located within close proximity to the amenities of Rosehill and the city centre, in catchment for popular primary and secondary schools and with excellent access to the M6 motorway at junction 43.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into the porch.**

**PORCH** Double glazed windows, tiled floor and door to the lounge.

**LOUNGE (15' x 12'5)** Coal effect gas fire, double glazed window to the front, radiator, coving and door to the inner hall.



LOUNGE

**INNER HALL** Doors to bedrooms, bathroom and kitchen. Built-in storage cupboard housing the Worcester boiler, radiator, wood effect flooring, coving and loft access.



INNER HALL

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**KITCHEN (14' x 8'9)** White high gloss kitchen incorporating two Neff ovens with warmer drawer, four ring Neff hob with extractor hood above, integrated washing machine, integrated fridge and freezer, panelled walls and ceiling, double glazed window, tile effect flooring, radiator and glazed doors to the sun room.



KITCHEN

**SUN ROOM (22' max x 12'4 max)** Double glazed windows and French doors to the rear garden, two double glazed Velux windows, two radiators, UPVC door to the side, wood effect flooring and glazed doors to bedroom 2.



SUN ROOM



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**BEDROOM 1 (12'5 x 11'6)** A range of fitted bedroom furniture, double glazed window to the front, radiator and coving.



BEDROOM 1

**BEDROOM 2 (12'4 x 9')** Glazed doors to the sun room, coving, ceiling rose and radiator.



BEDROOM 2

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



BEDROOM 3

**SHOWER ROOM (8'5 x 6')** Three piece suite comprising walk-in shower cubicle, vanity unit wash hand basin and WC with concealed cistern. Built-in storage cupboard, panelled ceiling and walls, frosted glazed window, tile effect flooring and heated towel rail.



SHOWER ROOM

**OUTSIDE** Colourful front garden, laid to artificial turf, with well-established plants and shrubs along with a tarmac driveway providing plenty of off-street parking leading up to the garage with power supply. To the rear of the property there is a generous garden laid to artificial turf with mature fruit trees, flagstone patio seating area, floral borders and two garden sheds. Gates provide pedestrian access to the front of the property on either side.



GARDENS

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**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.

