

# Cumbrian Properties

## 62 St Edmunds Park, Sandsfield Park



**Price Region £160,000**

**EPC-C**

Detached house | In need of modernisation  
1 reception room | 3 bedrooms | No onward chain  
Front & rear gardens | Drive & garage

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## 2/ 62 ST EDMUNDS PARK, SANDSFIELD PARK, CARLISLE

Situated in a quiet cul-de-sac to the west of the city this three bedroom, detached family home offers spacious gardens with an open aspect, driveway parking and garage. In need of some modernisation, as reflected in the price, the property is double glazed and gas central heated and briefly comprises entrance hall, spacious dining lounge with gas fire leading to the kitchen with built-in pantry and access to the rear garden. To the first floor there are two double bedrooms, single bedroom and three piece bathroom. Externally there are lawned gardens to the front and rear along with driveway parking and single garage. Located within easy walking distance of local shops, primary and secondary schools and with good access to the western bypass the property would make an ideal family home and is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into entrance hall.**

**ENTRANCE HALL** Door to dining lounge, staircase to the first floor, radiator and coving.

**DINING LOUNGE (23' max x 13' max)** Double glazed windows to the front and rear, two radiators, gas fire, wood effect flooring, coving and door to the kitchen.



DINING LOUNGE

**KITCHEN (9'7 x 8')** Fitted kitchen incorporating a freestanding gas cooker, plumbing for washing machine, stainless steel sink, tiled splashbacks, Worcester combi boiler, double glazed window to the rear, tile effect flooring, built-in understairs storage, coving and UPVC door to the rear garden.



KITCHEN

3/ 62 ST EDMUNDS PARK, SANDSFIELD PARK, CARLISLE

**FIRST FLOOR**

**LANDING** Doors to bedrooms and bathroom, double glazed window, two built-in storage cupboards and loft access.

**BEDROOM 1 (11' x 9'8)** Double glazed window to the rear, coving and radiator.



BEDROOM 1

**BEDROOM 2 (11'8 max x 9'8 max)** Double glazed window to the front, coving and radiator.



BEDROOM 2

**BEDROOM 3 (7'5 x 6'8)** Double glazed window to the front, coving and radiator.



BEDROOM 3



4/ 62 ST EDMUNDS PARK, SANDSFIELD PARK, CARLISLE

**BATHROOM (6'5 x 5'6)** Three piece suite comprising shower above panelled bath, wash hand basin and WC. Radiator, part boarded walls, frosted glazed window and tile effect flooring.



BATHROOM

**OUTSIDE** Lawned front garden and tarmac driveway providing off-street parking in front of the single garage. To the rear of the property is a lawned garden with an open aspect.



REAR GARDEN



REAR OF THE PROPERTY

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

**COUNCIL TAX** We are informed the property is in tax band C

**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.

