

# Cumbrian Properties

29 Fenwick Drive, Kingstown



**Price Region £225,000**

**EPC-B**

Three storey townhouse | North of the river Eden  
2 reception rooms | 3 bedrooms | 2 bathrooms  
Parking for 2 cars | Lawned garden

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## 2/ 29 FENWICK DRIVE, CRINDLEDYKE FARM, KINGSTOWN, CARLISLE

This immaculately presented end terraced townhouse is laid out over three floors with three double bedrooms, two bathrooms and parking for two vehicles. The double glazed and gas central heated property provides flexible accommodation and comprises of entrance hall, open plan lounge/dining kitchen with integrated appliances and French doors leading out to the rear garden and a ground floor cloakroom. To the first floor there is a light and airy lounge spacious enough to provide office space and could equally be used as a fourth bedroom, there is also a double bedroom and three piece family bathroom. To the second floor there are two good size double bedrooms with en-suite shower room to the master. Externally there is an ample size lawned garden with patio seating area providing enough space to relax and enjoy the outdoors without needing too much maintenance along with two allocated parking spaces. The property is neutrally decorated throughout and is ready to move into. Situated within close proximity to local amenities of Kingmoor and Kingstown, including schools, shops and supermarkets and with great access to Junction 44 of the M6 and the western bypass. The property will appeal to multiple buyers and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via composite door into entrance hall

**ENTRANCE HALL** Staircase to the first floor, radiator, coving to ceiling and door leading through to the open plan dining lounge/kitchen.

### **OPEN PLAN DINING LOUNGE/KITCHEN (27' max x 14'7 max)**

**LOUNGE AREA** – Double glazed window to the front and radiator.

**KITCHEN AREA** – Fitted kitchen incorporating an electric oven and four burner gas hob with extractor hood above, plumbing for washing machine, a 1.5 bowl sink unit with drainer and mixer tap, integrated dishwasher and integrated fridge/freezer. Wood effect worksurfaces, under counter lighting and wood effect flooring.



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**DINING AREA** – Double glazed French doors and windows to the rear garden, radiator, built in storage cupboard and door to cloakroom.



DINING AREA



LOUNGE AREA

**CLOAKROOM** Comprising wash hand basin, low level WC, part tiled walls, radiator and tile effect flooring.



CLOAKROOM

**FIRST FLOOR LANDING** Radiator, double glazed window to the front, staircase to the second floor and doors to lounge, bathroom and bedroom 3.

**LOUNGE (14'7 max x 11' max)** Pebble effect electric fire, radiator, coving to ceiling and two double glazed windows to the rear.



LOUNGE



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**BATHROOM (7'7 x 5'6)** Three piece suite comprising of shower over panelled bath, low level WC and wash hand basin. Part tiled walls, tile effect flooring, ceiling spotlights and heated towel rail.

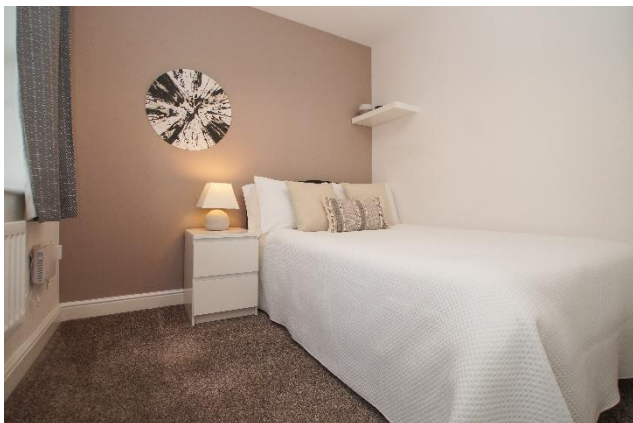


BATHROOM



LANDING

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



BEDROOM 3

**SECOND FLOOR LANDING** Doors to bedrooms 1 & 2, double glazed window and built in storage cupboard housing the Worcester combi boiler.

**BEDROOM 1 (14'8 x 9'7)** Double glazed window to the rear, radiator, ceiling spotlights and door to en-suite.



BEDROOM 1

**EN-SUITE SHOWER ROOM (7'8 x 5'8)** Three piece suite comprising of shower cubicle, wash hand basin and low level WC. Part tiled walls, tile effect flooring, ceiling spotlights and heated towel rail.

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BEDROOM 1



EN-SUITE SHOWER ROOM

**BEDROOM 2 (14'9 max x 9'9 max)** Double glazed window to the front, radiator, loft access and built in storage cupboard housing the hot water cylinder.



BEDROOM 2

**OUTSIDE** To the rear of the property is a lawned garden, garden shed, flag stone patio area and external water supply. A gate provides pedestrian access to the side of the property where there is a lawned garden and block paved driveway parking for two vehicles.



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REAR GARDEN



PARKING FOR 2 CARS

**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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>94</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	