

# Cumbrian Properties

13 Stainton Road, Etterby, Carlisle



Price Region £195,000

EPC-

Semi-detached property | North of the River Eden  
1 reception room | 3 bedrooms | 1 bathroom  
Generous gardens, garage & drive | Potential to extend

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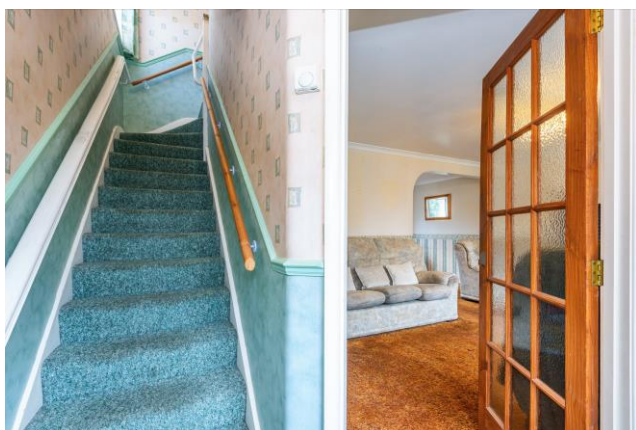
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This three bedroom, semi-detached property has generous gardens, offering fantastic potential to extend (subject to planning permission), with an open aspect to the rear, driveway and garage. The double glazed and gas central heated accommodation is in need of some modernisation and briefly comprises entrance hall, dining lounge with gas fire and patio doors to the rear garden, kitchen leading to the garage with plumbing for a washing machine, two double bedrooms, single bedroom/study and wet room. Low maintenance lawned front garden, driveway providing parking for two vehicles leading to the single garage, and generous lawned rear garden with flagged patio and an open aspect. The property would make an ideal family home with potential to extend both above the garage or to the rear of the property (subject to planning permission). It would also make a fantastic investment opportunity for those looking for a renovation project. Stainton Road is situated in Etterby, a popular location to the north of the River Eden, with schools and local amenities in close proximity.

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 dado rail.



ENTRANCE HALL

**DINING LOUNGE (21'6 x 16')**

**LOUNGE AREA** Coal effect gas fire with back boiler, double glazed window to the front with radiator below, coving to the ceiling, understairs storage cupboard and archway to the dining area.



LOUNGE AREA

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**DINING AREA** Double glazed patio doors to the rear garden, radiator, coving to the ceiling and door to kitchen.



DINING AREA

**KITCHEN (12' x 9')** Fitted kitchen incorporating an eye-level electric oven, four ring hob with extractor hood above, one and a half bowl stainless steel sink with mixer tap, integrated dishwasher, tiled splashbacks, double glazed window to the rear, coving to the ceiling, part tiled walls and door to garage.



KITCHEN

## **FIRST FLOOR**

**LANDING** Doors to bedrooms and wet room. Double glazed window, loft access, built-in over stairs storage cupboard and cupboard housing the hot water tank.



LANDING

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**BEDROOM 1 (11'4 x 9'3)** Double glazed window to the front.



BEDROOM 1

**BEDROOM 2 (12'4 x 12')** Double glazed window to the rear.

**BEDROOM 3 (7'5 x 6')** Double glazed window to the front.



BEDROOM 3



WET ROOM

**WET ROOM (6' x 5')** Walk-in shower, wash hand basin and WC. Fully boarded walls, panelled ceiling, double glazed frosted window and wall mounted electric heater.

**OUTSIDE** Low maintenance lawned front garden and driveway providing off-street parking for two vehicles leading up to the single garage. Generous rear garden with flagged patio, well-established trees and shrubs, outside tap and an open aspect. The rear garden offers the potential to extend the property (subject to planning permission).

**GARAGE** Plumbing for washing machine, sink unit, space for tumble dryer, two double glazed windows, coal house and access to the rear garden. Potential to extend above the garage (subject to planning permission).

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GARDEN



REAR OF THE PROPERTY



GARAGE

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

**COUNCIL TAX** We are informed the property is 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.

EPC GRAPH TO  
FOLLOW

reasons to sell with us...

more than

**455**

properties listed in our  
Carlisle office

more than

**390**

properties sold from  
our Carlisle office

we sold

**255**

more properties than  
our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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