

Cumbrian Properties

14 St Aidans Road, Off Warwick Road



Price Region £350,000

EPC-C

Semi-detached house | Popular residential area
2 reception rooms | 3 bedrooms | 2 bathrooms
Sun room | Driveway, garage and gardens

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2/ 14 ST AIDANS ROAD, OFF WARWICK ROAD, CARLISLE

Situated on the highly desirable St Aidans Road this impressive three bedroom, two bathroom, two reception room semi-detached property offers beautiful and well established gardens, off street parking and views across the park. The spacious welcoming entrance hall leads to two generous reception rooms, cloakroom and a recently fitted stylish kitchen with integrated appliances leading into a sun room providing a peaceful setting to relax and enjoy the views of the garden. To the first floor there is a spacious landing leading to two double bedrooms – both with fitted storage and views over the park, a single bedroom/office, shower room with walk-in shower cubicle and stylish vanity units and a second three piece bathroom decorated in period colours. Externally there is a resin driveway to the front providing ample off street parking leading up to a detached garage with power supply. To the rear of the property is a beautiful well established lawned garden with cherry blossom and magnolia trees and patio seating area. The property benefits from not being overlooked to the front and rear and is situated within easy walking distance of primary & secondary schools, the city centre and beautiful river walks. Sold with the further benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

ENTRANCE HALL Staircase to the first floor, understairs storage cupboard, radiator and original coving. Doors to lounge, dining room, kitchen and cloakroom.



ENTRANCE HALL

LOUNGE (16'8 max x 14' max) Contemporary inset coal effect gas fire, double glazed window to the front, original coving and picture rail, radiator and built in shelving.



LOUNGE

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DINING ROOM (15'4 max into bay window x 12'8 max) Contemporary inset log effect fire, double glazed bay window to the front, original coving and picture rail, radiator and double glazed window to the side.



DINING ROOM

CLOAKROOM Wash hand basin, low level WC, radiator and double glazed window.

KITCHEN (16'8 max x 10' max) Fitted kitchen incorporating an electric oven and grill and five burner gas hob with extractor hood above, integrated fridge/freezer, dishwasher and washing machine. Stainless steel sink with mixer tap, panelled ceiling, tiled splashbacks, tiled flooring, radiator, under counter lighting and gas boiler housed in one of the kitchen units. Double glazed window, breakfast bar and opening into the sun room.



KITCHEN

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SUN ROOM (13' x 10') Double glazed windows overlooking the rear garden, two radiators, wood effect flooring and double glazed door to the rear garden.



SUN ROOM

FIRST FLOOR LANDING Double glazed window, feature original coving, radiator, loft access and doors to bedrooms and bathrooms.



LANDING

BEDROOM 1 (14'6 max x 13'8 max) A range of fitted wardrobes, original coving, radiator and double glazed window to the front.



BEDROOM 1

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BEDROOM 2 (13' x 12'9 max) Built in wardrobe, original coving, double glazed window to the side, radiator and double glazed window to the front with views over the park.



BEDROOM 2

BEDROOM 3 (8'6 x 7') Radiator and double glazed window to the side.

BATHROOM (8'7 x 6') Three piece suite comprising of panelled bath, vanity unit wash hand basin and WC. Two double glazed windows, heated towel rail, part boarded walls and wood effect flooring.

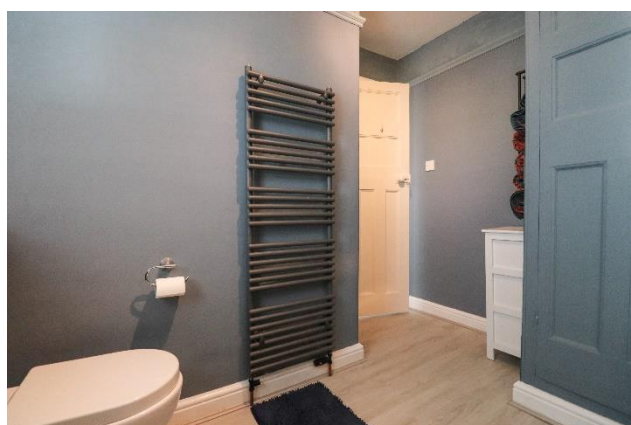


BEDROOM 3



BATHROOM

SHOWER ROOM (10' max x 7'5 max) Three piece suite comprising of walk-in shower cubicle with waterfall shower head, vanity unit wash hand basin and WC with concealed cistern. Part boarded walls, wood effect flooring, heated towel rail, built in storage and double glazed window to the rear.



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OUTSIDE To the front of the property is a resin driveway providing off street parking for three vehicles leading up to the single detached garage with power supply. To the rear is a well established lawned garden bordered by mature trees with outside water supply, electrical sockets, patio seating area and gate providing pedestrian access to the side.

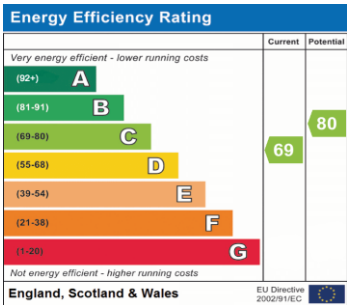


GARDENS

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band E

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