

# Cumbrian Properties

23 Ullswater Road, Carlisle



**Price Region £150,000**

**EPC-**

Semi-detached property | Potential to extend  
1 reception room | 3 bedrooms | 1 bathroom  
Generous corner plot | Popular location

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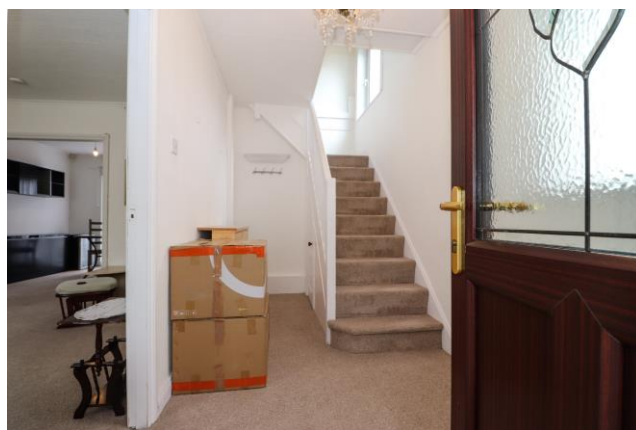
A spacious, three bedroom, semi-detached property situated on a generous corner plot offering fantastic potential to extend (subject to planning permission). The double glazed and gas central heated accommodation briefly comprises entrance porch, entrance hall, lounge leading to the spacious dining kitchen with integrated appliances and French doors to the rear garden. To the first floor there are two double bedrooms, single bedroom/office and a modern three piece shower room. Externally, there are generous lawned gardens to the front and side with a low maintenance paved rear garden and two brick-built outhouses providing external storage. Situated just off Wigton Road within easy walking distance of local amenities including shops, supermarkets, schools and the Cumberland Infirmary and on regular bus routes to the city centre and West Cumbria.

The accommodation with approximate measurements briefly comprises:

**Composite front door into entrance porch.**

**ENTRANCE PORCH** Double glazed windows, tiled flooring, panelled ceiling and composite glazed door into entrance hall.

**ENTRANCE HALL** Staircase to the first floor with understairs storage cupboard, double glazed window, radiator, coving to the ceiling and door to the lounge.



ENTRANCE HALL

**LOUNGE (13'3 x 12'7 max)** Double glazed window to the front, brick-built fireplace, coving to the ceiling, radiator and opening to the dining kitchen.



LOUNGE

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**DINING KITCHEN (19' x 10')** Fitted kitchen incorporating an electric oven and four ring electric hob, space for fridge and freezer, plumbing for dishwasher and washing machine, double glazed window to the rear, brick effect tiled splashbacks, tiled flooring, wood effect worksurfaces and double glazed French doors to the rear garden.



DINING KITCHEN

## **FIRST FLOOR**

**LANDING** Doors to bedrooms and shower room. Double glazed frosted window and loft access.

**BEDROOM 1 (13'3 x 11' max)** Double glazed window to the front with radiator below and panelled ceiling.



BEDROOM 1

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**BEDROOM 2 (11' x 10'3)** Double glazed window to the rear, radiator and panelled ceiling.



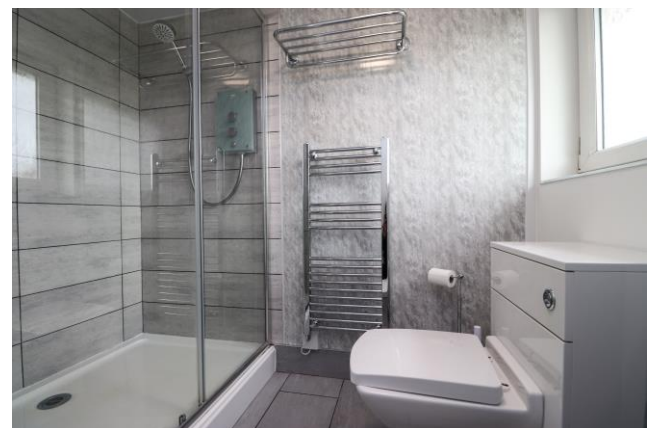
BEDROOM 2

**BEDROOM 3 (8'4 x 8')** Double glazed window to the front, radiator, panelled ceiling and built-in storage cupboard housing the Worcester combi boiler.



BEDROOM 3

**SHOWER ROOM (7'3 x 7')** Three piece suite comprising fully tiled walk-in double shower cubicle, vanity unit wash hand basin and WC with concealed cistern. Part boarded walls, heated towel rail, double glazed frosted window, panelled ceiling and tiled flooring.



SHOWER ROOM



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**OUTSIDE** Generous lawned garden to the front and side of the property with paved seating areas offering fantastic potential to extend (subject to planning permission). To the rear of the property is a low maintenance, block paved garden with two brick-built outhouses and outside tap.

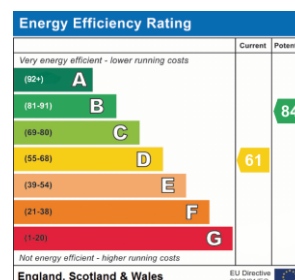


GARDENS

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

**COUNCIL TAX** We are informed the property is Tax Band A.

**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.



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\*UK Rightmove, Market Share Information  
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