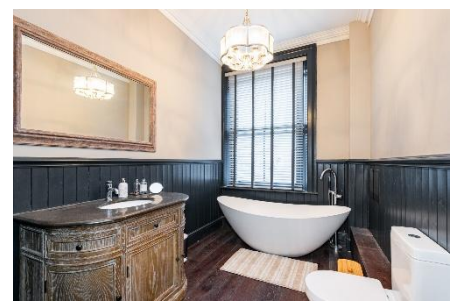


# Cumbrian Properties

## 119 Warwick Road, Carlisle



**Price Region £395,000**

**EPC-D**

Three storey townhouse | Grade II listed  
2 reception rooms | 4 bedrooms | 3 bathrooms  
Renovated to a high standard | Close to city centre

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2/ 119 WARWICK ROAD, CARLISLE

This unique, impressive Grade II listed townhouse retains a wealth of original features and charm. The outstanding, four bedroom, three storey (plus basement) townhouse sits in the heart of Carlisle just a short walk from the city centre with a vast amount of local amenities and good transport links right on your doorstep.

The deceptively spacious accommodation briefly comprises vestibule leading into the welcoming entrance hallway with doors leading off into the lounge, sitting room, dining kitchen and basement. The lounge boasts a large bay window to the front of the property with UPVC double glazed sash windows, panelled walls and feature fireplace. The sitting room to the rear of the property also boasts a fireplace, Crittall style patio doors onto the courtyard and opening into the dining kitchen. The stunning dining kitchen is certainly the heart of the home with a hand painted solid wood kitchen with island, statement granite worksurfaces and integrated appliances. The kitchen dining area enjoys patio doors out onto the raised illuminated decking area outside. There is a basement room which could lend itself to a variety of uses for example home office, utility room or a useful storage space.

To the first floor there is a fully tiled cloakroom, three double bedrooms, including master bedroom with stylish fully tiled en-suite shower room, three piece family bathroom with chic vanity unit with granite worktop and a freestanding stone bath complete with television.

The property also benefits from a further double bedroom to the second floor with views across the city, plus a contemporary, fully tiled shower room with feature floating slate sink.

The property benefits from an enclosed private courtyard to the rear of the property with feature lighting, decking and patio areas and electric gate leading onto the rear lane.

The accommodation with approximate measurements briefly comprises:

**Original wooden front door leading into the vestibule.**

**VESTIBULE** Tiled flooring, panelling and Crittall style glazed door into the hallway.

**HALLWAY** Solid wood flooring, panelling, cast radiator & spotlights. Doors leading to lounge, sitting room, dining kitchen and basement.



ENTRANCE HALLWAY



3/ 119 WARWICK ROAD, CARLISLE

**LOUNGE (18'6 to bay window x 15'5 max)** Large bay window to the front of the property with UPVC double glazed sash windows. Wood flooring, panelling and feature fireplace with electric stove and column radiator.



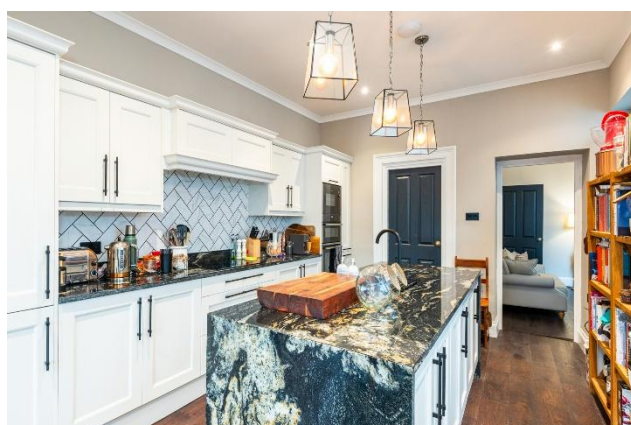
LOUNGE

**SITTING ROOM (14'6 x 13' max)** Feature fireplace, column radiator, wood flooring, feature panelled wall & Crittall style patio doors to courtyard. Opens into dining kitchen.



SITTING ROOM

**DINING KITCHEN (25'4 max x 11'9 max)** Solid wood hand painted kitchen with stunning black granite worktops. Kitchen island with pendant lights above and granite bookends., undermounted sink. Electric hob with built-in extractor above. Integrated fridge freezer, dishwasher and washing machine. Eye level built-in microwave and double oven. Larder cupboards with pull-out storage. UPVC double glazed window to the side of the property plus picture window. Wood flooring, ceiling spotlights and column radiator. Ample space for dining table and chairs. Crittall style patio doors leading onto the illuminated decked courtyard.



4/ 119 WARWICK ROAD, CARLISLE



DINING KITCHEN

**BASEMENT (17'9 to bottom stair x 4'8 max approx.)** Useful room suitable for a variety of purposes e.g. home office, utility room or a useful storage space. Wall lighting, illuminated staircase and UPVC double glazed window to the front of the property.



BASEMENT

## **FIRST FLOOR**

**LANDING** Doors leading to bedrooms, family bathroom and cloakroom. Staircase leading to second floor.



FIRST FLOOR LANDING



5/ 119 WARWICK ROAD, CARLISLE

**CLOAKROOM** Fully tiled two piece suite with wall mounted sink with illuminated mirror above, floating black toilet, heated towel rail & UPVC double glazed window to the side.

**BEDROOM 1 (14'9 max x 12')** Double bedroom with UPVC double glazed window to the side, column radiator and ceiling spotlights. Door leading to en-suite shower room.



BEDROOM 1

**EN-SUITE SHOWER ROOM (11'3 x 5'4)** Glamorous fully tiled shower room comprising floating vanity unit with illuminated mirror, WC and enclosed shower unit. Heated towel rail, ceiling spotlights and UPVC double glazed window to the rear.



BEDROOM 1 EN-SUITE SHOWER ROOM

**BEDROOM 2 (15' x 13' max)** Double bedroom with original fireplace, column radiator and UPVC double glazed sash window to the front of the property.



BEDROOM 2

6/ 119 WARWICK ROAD, CARLISLE

**BEDROOM 3 (14'5 max x 12' max)** Double bedroom with UPVC double glazed window to the rear, original fireplace, column radiator and cupboard housing the boiler.



BEDROOM 3

**FAMILY BATHROOM (10'9 x 7'3)** Three piece suite comprising vanity unit with granite worktop, WC and freestanding stone bath with television to enjoy whilst having a soak. UPVC double glazed sash window to the front of the property, Victorian style towel radiator, wooden flooring and panelling.



FAMILY BATHROOM

## **SECOND FLOOR**

**LANDING** Velux window, doors leading to bedroom four and shower room.

**BEDROOM 4 (18' to under eaves x 13' max)** Vaulted ceiling, built-in storage and Velux windows enjoying views across the city. Ceiling spotlights & column radiator.



BEDROOM 4



7/ 119 WARWICK ROAD, CARLISLE

**SHOWER ROOM (10' x 6'8)** Contemporary fully tiled shower room comprising statement slate sink, WC and enclosed shower. Anthracite towel rail and Velux window.



SHOWER ROOM

**OUTSIDE** Enclosed private courtyard rear garden with feature lighting, decking, patio areas and electric gates onto the rear lane.



REAR OF THE PROPERTY



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

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

**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.