

# Cumbrian Properties

171 Scotland Road, Stanwix



**Price Region £250,000**

**EPC-E**

Extended semi-detached | North of the river Eden  
2 reception rooms | 3 bedrooms | 1 bathroom  
Driveway, garage and gardens | No onward chain

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This extended three bedroom semi-detached property is situated to the north of Carlisle and is sold with the benefit of no onward chain. The double glazed and gas central heated accommodation briefly comprises of entrance porch, entrance hall, utility cupboard, lounge with bay window and open plan dining lounge/kitchen with integrated appliances. To the first floor there are three bedrooms, cloakroom and a three piece family bathroom. To the rear of the property is a fence enclosed garden with block paved patio and greenhouse. A block paved driveway provides ample off road parking leading to the detached garage. Situated close to an abundance of amenities including Morrisons, Bannatynes Gym, doctors, pharmacy and easy access to J44 of the M6.

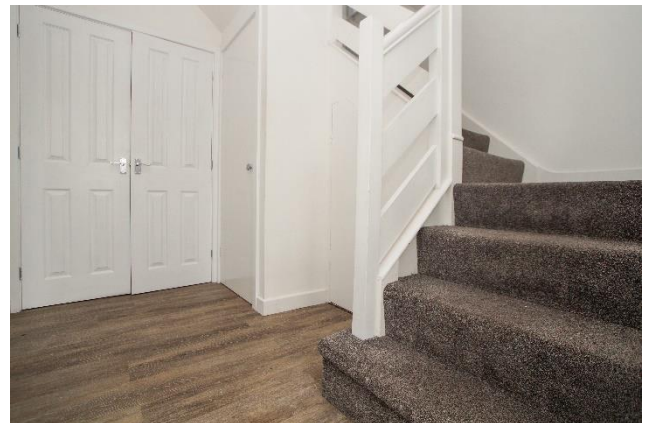
The accommodation with approximate measurements briefly comprises:

Entry via UPVC double glazed door into entrance porch.

**ENTRANCE PORCH** Double glazed windows to the side and front elevations, radiator, wood effect laminate flooring and UPVC double glazed door to the entrance hall.

**ENTRANCE HALL** Double glazed window to the front, staircase to the first floor, radiator, wood effect laminate flooring, understairs storage cupboard, glazed frosted window to the side and good sized storage cupboard with shelves and hanging rail.

**Walk-in utility cupboard** with tiled flooring, power supply and plumbing for washing machine.



ENTRANCE HALL

**RECEPTION ROOM 1 (15'6 x 10'10)** Double glazed bay window to the front, radiator and door to open plan dining kitchen.



RECEPTION ROOM 1

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**DINING KITCHEN (21'5 x 13')** Fitted kitchen incorporating sink unit with drainer and mixer tap, integrated fridge, freezer and washing machine, electric oven and grill, four burner electric hob with glass splashback and extractor above. Baxi gas boiler, double glazed window to the side, radiator, wood effect laminate flooring and UPVC double glazed door to the side leading to the garden and driveway. An archway leads though to reception room 2.



DINING KITCHEN

**RECEPTION ROOM 2 (21'7 x 12'9)** Two radiators and double glazed windows to the rear and side elevations.



RECEPTION ROOM 2

**FIRST FLOOR LANDING** Double glazed window to the side, radiator, loft access and doors to cloakroom, bedrooms and bathroom.

**CLOAKROOM** WC with concealed cistern, wash hand basin with tiled splashback, slate effect laminate flooring, panelled ceiling and double glazed frosted window to the front.

**FAMILY BATHROOM (6'7 x 5'3)** Three piece suite comprising low level WC concealed cistern, wash hand basin and shower over panelled bath. Heated towel rail, panelled ceiling, slate effect laminate flooring and double glazed frosted window to the side.

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FAMILY BATHROOM

**BEDROOM 1 (11'8 x 12')** Double glazed window to the front and radiator.



BEDROOM 1

**BEDROOM 2 (11'7 x 11')** Double glazed window to the rear and radiator.



BEDROOM 2

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**BEDROOM 3 (9'2 x 8')** Double glazed window to the rear and radiator.

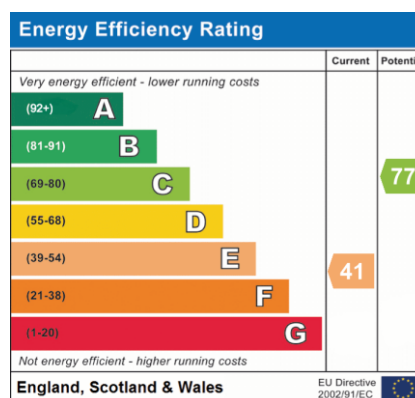


BEDROOM 3

**OUTSIDE** To the front of the property there is a block paved driveway and floral borders with bushes, trees and shrubs. Fence enclosed rear garden comprising of raised floral borders, block paved patio area, greenhouse and detached garage.



REAR GARDEN



**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.