

# Cumbrian Properties

21 Waverley Road, Stanwix



**Price Region £169,950**

**EPC-D**

Semi-detached bungalow | Requires modernisation  
1 reception room | 2 double bedrooms | 1 bathroom  
Driveway parking & garage | Expansive rear garden

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## 2/ 21 WAVERLEY ROAD, STANWIX, CARLISLE

A two double bedroom, semi-detached bungalow, in need of some modernisation, situated in this sought after location to the north of the city close to an abundance of amenities. The accommodation briefly comprises entrance hall, lounge, inner hall, dining kitchen, two double bedrooms and bathroom. Low maintenance paved front garden, driveway parking and an expansive, low maintenance rear garden with two timber sheds and a detached garage with covered car port and patio. The property is situated close to supermarkets, shops, gym, doctors and pharmacy and is ideal for those looking to put their own stamp on their new home.

The accommodation with approximate measurements briefly comprises:

**Front door into entrance hall.**

**ENTRANCE HALL** Door to lounge.

**LOUNGE (19' x 12')** UPVC double glazed window to the front, two radiators, fireplace, coving to the ceiling and door to the inner hall.



LOUNGE

**INNER HALL** Shelved storage cupboard, loft access, doors to dining kitchen, bathroom and bedrooms.

**DINING KITCHEN (16'9 x 8'8)** Fitted kitchen incorporating a freestanding cooker with tiled splashback and extractor hood above, sink with mixer tap, plumbing for washing machine and slimline dishwasher, UPVC double glazed window to the side, radiator, walk-in pantry housing the Baxi boiler, coving to the ceiling and UPVC double glazed frosted door to the side.



DINING KITCHEN

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**BEDROOM 1 (13'6 x 10')** Aluminium sliding patio doors to the rear garden, radiator, coving to the ceiling, built-in wardrobe and storage cupboards.



BEDROOM 1

**BEDROOM 2 (11' x 9'5)** UPVC double glazed window to the rear, coving to the ceiling and radiator.



BEDROOM 2

**BATHROOM (6' x 6')** Three piece suite comprising WC, wash hand basin and electric shower above panelled bath. Radiator and UPVC double glazed frosted window to the side.



BATHROOM



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**OUTSIDE** Driveway parking to the front of the property along with a low maintenance paved garden. To the rear of the property is a good size garden incorporating covered car port and patio area with Perspex roof, paved garden, gravelled areas, two timber sheds, external tap and driveway parking in front of the single detached garage.



REAR GARDEN



REAR OF THE PROPERTY



GARAGE & CAR PORT

**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.

