

Cumbrian Properties

59 Etterby Lea Crescent, Stanwix



Price Region £190,000

EPC-D

Semi-detached property | Excellent family location

2 reception rooms | 3 bedrooms | 2 bathrooms

Lawned gardens | Detached garage & drive

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2/ 59 ETTERBY LEA CRESCENT, STANWIX, CARLISLE

This well-presented, three bedroom, two bathroom, two reception room, extended, semi-detached property situated in this popular residential location to the north of the River Eden. The double glazed and gas central heated accommodation briefly comprises entrance hall, lounge, reception room 2/study and open plan dining kitchen with French doors to the rear garden, utility room and ground floor shower room. To the first floor there are three bedrooms and bathroom. Lawned front and rear gardens, gated driveway and detached single garage. Situated close to a range of local amenities including supermarkets and Bannatyne's gym and within easy reach of the M6 motorway at junction 44 and the western bypass. The property is located within walking distance of the city centre and Rickerby Park and would be ideal for the growing family.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance hall.

ENTRANCE HALL UPVC double glazed frosted window to the front, radiator, staircase to the first floor, wood effect laminate flooring and understairs storage cupboard. Doors to lounge and reception room 2/study.



ENTRANCE HALL

LOUNGE (12' x 10'8) UPVC double glazed window to the front, radiator and wood effect laminate flooring.



LOUNGE

3/ 59 ETTERBY LEA CRESCENT, STANWIX, CARLISLE

RECEPTION ROOM 2/STUDY (8' x 5'8) Wood effect laminate flooring, radiator, UPVC double glazed window and UPVC door to the side. Door to understairs storage cupboard with frosted window to side and Worcester boiler. Door to dining kitchen.



RECEPTION ROOM 2/STUDY

DINING KITCHEN (22' x 10'8) Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, freestanding Rangemaster cooker with five ring hob and extractor hood above, integrated dishwasher, radiator, wood effect laminate flooring, two Velux windows and UPVC double glazed French doors to the rear garden. Door to utility room.



DINING KITCHEN

UTILITY ROOM UPVC double glazed window to the rear, tiled walls and tiled flooring. Door to shower room.

SHOWER ROOM (6' x 4') Three piece suite comprising walk-in shower, WC and wash hand basin. Heated towel rail, tiled flooring and aqua-panelled walls.

FIRST FLOOR

LANDING UPVC double glazed window to the side, doors to bedrooms and bathroom.

BATHROOM (6' x 5'6) Three piece suite comprising WC, wash hand basin and panelled bath with shower attachment. Aqua-panelled splashbacks, UPVC double glazed frosted window to the rear, heated towel rail, panelled ceiling and wood effect laminate flooring.

4/ 59 ETTERBY LEA CRESCENT, STANWIX, CARLISLE



BATHROOM

BEDROOM 1 (13' x 10'3) UPVC double glazed window to the front and radiator.



BEDROOM 1

BEDROOM 2 (11'7 x 9'4) UPVC double glazed window to the rear, built-in storage cupboard and radiator.



BEDROOM 2

5/ 59 ETTERBY LEA CRESCENT, STANWIX, CARLISLE

BEDROOM 3 (6'7 x 6') UPVC double glazed window to the front and radiator.



BEDROOM 3

OUTSIDE Lawned front garden with a variety of shrubs and bushes and a gated driveway providing off-street parking. Low maintenance lawned rear garden with gravelled areas, garden shed, borders housing a variety of shrubs and bushes, external sockets and access to the detached single garage.

DETACHED SINGLE GARAGE Up and over door.

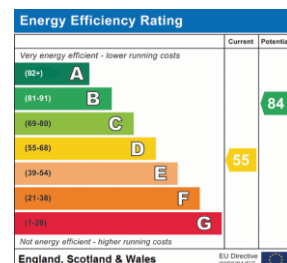


REAR GARDEN

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band B.

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