

Cumbrian Properties

19 Romanway, Stanwix



Price Region £92,000

EPC-D

Terraced property | North of the River Eden
1 reception room | 2 bedrooms | 1 bathroom
Ideal first time buy or buy to let investment

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 19 ROMANWAY, STANWIX, CARLISLE

Situated in the heart of Stanwix, this well-presented, two bedroom, mid-terraced property would make an ideal first time buy or buy to let investment. Neutrally decorated throughout the double glazed and gas central heated accommodation briefly comprises lounge with electric fire, modern kitchen, rear utility porch, two bedrooms and three piece shower room. Low maintenance seating areas to the front and rear and residents permit parking.

Romanway is situated next to the primary school with all the amenities of Stanwix on your doorstep, within walking distance of the city centre and riverside walks at Rickerby Park just a 5 minute walk away.

The accommodation with approximate measurements briefly comprises:

Composite front door into lounge.

LOUNGE (12' max x 11'6) Pebble effect electric fire, double glazed window to the front, coving to the ceiling, wood effect flooring, built-in storage cupboard, radiator and door to kitchen.



LOUNGE



KITCHEN (12' max x 7'7 max) Fitted kitchen incorporating an electric oven with four ring electric hob and extractor hood above, stainless steel sink unit with mixer tap, white high gloss wall and base units, tiled splashbacks, double glazed window, radiator, understairs storage cupboard, tile effect flooring, staircase to the first floor and door to rear porch.



KITCHEN

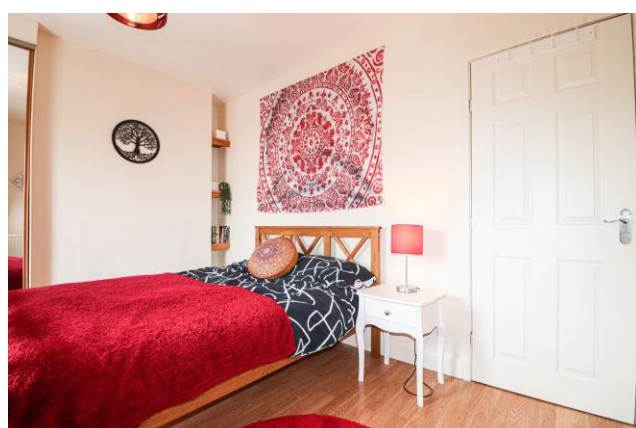


3/ 19 ROMANWAY, STANWIX, CARLISLE

REAR PORCH Plumbing for washing machine, radiator, double glazed frosted windows, tile effect flooring and UPVC door to the rear.

FIRST FLOOR LANDING Doors to bedrooms and shower room. Loft access.

BEDROOM 1 (11' x 9') Fitted wardrobe, built-in shelving, double glazed window, radiator and wood effect flooring.



BEDROOM 1

BEDROOM 2 (10' max x 6' max) Built-in storage cupboard housing the combi boiler, double glazed window, radiator and wood effect flooring.



BEDROOM 2

SHOWER ROOM Three piece suite comprising shower cubicle, WC and vanity unit wash hand basin. Fully tiled walls, radiator and double glazed frosted window.



4/ 19 ROMANWAY, STANWIX, CARLISLE

OUTSIDE Paved seating areas to the front and rear of the property. Residents permit parking.



REAR OF THE PROPERTY

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.

