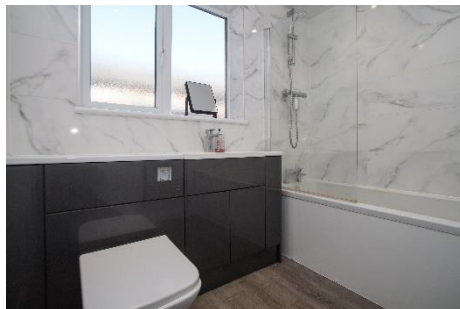


Cumbrian Properties

4 Scaurbank Road, Stanwix



Price Region £130,000

EPC-

Mid terraced property | North of the river Eden
1 reception room | 2 dbl bedrooms | GF bathroom
Rear enclosed yard | Convenient location

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2/ 4 SCAURBANK ROAD, STANWIX, CARLISLE

A well presented two double bedroom mid terraced property situated to the north of the river Eden. The gas central heated and double glazed accommodation briefly comprises of lounge, modern fitted kitchen, inner hallway and three piece family bathroom. To the first floor there are two double bedrooms along with an additional study/office room. Rear enclosed yard with outhouse storage currently utilised as a utility room. Close to an abundance of amenities, public transport links and riverside walks.

The accommodation with approximate measurements briefly comprises:

Entry via front door into the lounge.

LOUNGE (15' x 12'6) Double glazed window to the front, radiator, fitted storage cupboard, wood effect laminate flooring and door to the kitchen.



LOUNGE

KITCHEN (12'6 x 11'6) Fitted kitchen incorporating sink unit with drainer and mixer tap, tiled splashbacks, built in eye level oven and microwave, four burner electric hob with overhead extractor, breakfast bar and understairs shelved storage cupboard. Staircase to the first floor, radiator, double glazed window to the rear and door to the inner hallway.



KITCHEN

INNER HALLWAY (6'9 x 5') UPVC double glazed door to the rear yard, wood effect laminate flooring and door to the bathroom.

3/ 4 SCAURBANK ROAD, STANWIX, CARLISLE

BATHROOM (7'7 x 7') Three piece suite comprising WC with concealed cistern, wash hand basin and shower over panelled bath. Heated towel rail, wood effect laminate flooring, panelled ceiling and double glazed frosted window to the side.



BATHROOM

FIRST FLOOR LANDING Doors to bedrooms and office/dressing room.

BEDROOM 1 (11'3 x 9'7) Double glazed window to the front, radiator and fitted wardrobe.



BEDROOM 1

BEDROOM 2 (12'9 x 7'2) Double glazed window to the rear and radiator.

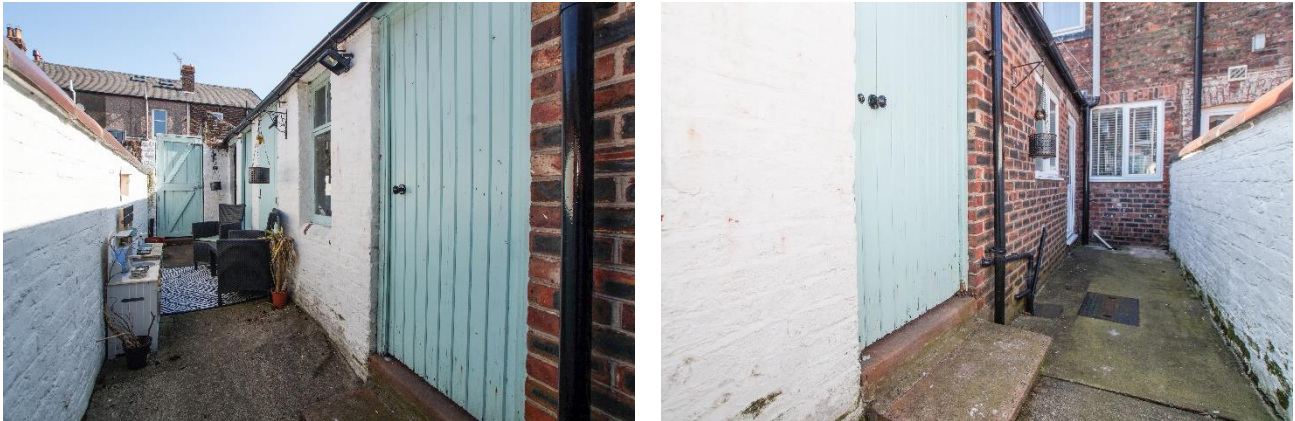


BEDROOM 2

4/ 4 SCAURBANK ROAD, STANWIX, CARLISLE

OFFICE / DRESSING ROOM (8'2 x 5'4) Fitted storage cupboard housing the Worcester boiler.

OUTSIDE To the rear of the property is a walled yard with outhouse rooms for additional storage – one of the outhouses is currently utilised as a utility with power, light and water supply. Gated access to the rear lane.



REAR YARD

TENURE To be confirmed by the vendor

COUNCIL TAX We are informed the property is in 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.

EPC TO FOLLOW