

# Cumbrian Properties

## 1 Grahams Croft, Warwick on Eden



**Price Region £275,000**

**EPC-D**

Detached bungalow | Popular village location  
1 reception room | 3 bedrooms | Driveway & garage  
Generous corner plot | No onward chain

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## 2/ 1 GRAHAM'S CROFT, WARWICK ON EDEN, CARLISLE

Situated on a well-appointed corner plot in the popular village of Warwick on Eden this three bedroom, detached bungalow provides spacious accommodation, wrap-around gardens providing the potential to extend (subject to planning permission), driveway and garage. The property is double glazed and gas central heated and briefly comprises entrance porch, spacious lounge, good size dining kitchen with plenty of fitted storage and access to the rear garden, two double bedrooms, single bedroom/office and a four piece bathroom. Warwick on Eden is desirable village to the east of Carlisle which has plenty of amenities including shops, doctors, primary schools, church and pub. Just a five minute drive into Carlisle and with great access to junction 43 of the M6 motorway and the A69 Newcastle road. The property is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into entrance porch.**

**ENTRANCE PORCH** Tiled flooring and glazed door to the lounge.



ENTRANCE PORCH

**LOUNGE (20'8 max x 14' max)** Coal effect electric fire, double glazed window to the front, radiator, doors to dining kitchen and inner hall.



LOUNGE

**DINING KITCHEN (18' x 10'6)** Fitted kitchen incorporating an electric oven and four ring hob with extractor hood above, plumbing for washing machine, stainless steel sink with mixer tap, boarded splashbacks, space for fridge freezer, two built-in storage cupboards – one housing the Worcester combi boiler, tiled flooring, two double glazed windows to the rear and UPVC door to the rear garden.

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DINING KITCHEN

**INNER HALL** Doors to bedrooms and bathroom, access to the boarded loft via a drop down ladder.

**BEDROOM 1 (13'7 x 10'5)** Double glazed window to the front and radiator.



BEDROOM 1

**BEDROOM 2 (14' x 10')** Double glazed window to the front and radiator.



BEDROOM 2



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**BEDROOM 3 (10' x 8')** Double glazed window to the front and radiator.



BEDROOM 3

**BATHROOM (10'6 x 6')** Four piece suite comprising corner shower cubicle, panelled bath, wash hand basin and WC. Frosted glazed window, tiled splashbacks, tiled flooring and electric heater.



BATHROOM

**OUTSIDE** To the front and side of the property there are generous, lawned, wrap-around gardens along with off-street parking leading up to the garage. To the rear of the property there is a lawned garden and flag stone patio seating area.



GARDEN

5/ 1 GRAHAMS CROFT, WARWICK ON EDEN, CARLISLE



REAR OF THE PROPERTY



PARKING

**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is Tax Band D.

**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.

