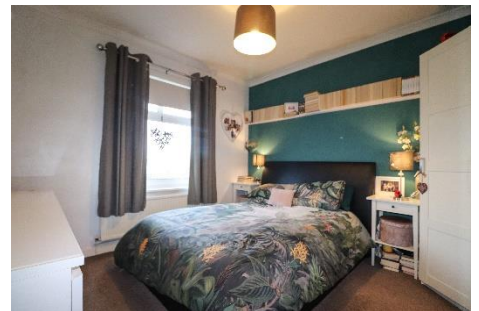


Cumbrian Properties

5 Skiddaw Road, Carlisle



Price Region £200,000

EPC-E

Semi-detached | Popular location
2 reception rooms | 3 bedrooms | 1 bathroom
Extended dining kitchen | Gardens, parking & garage

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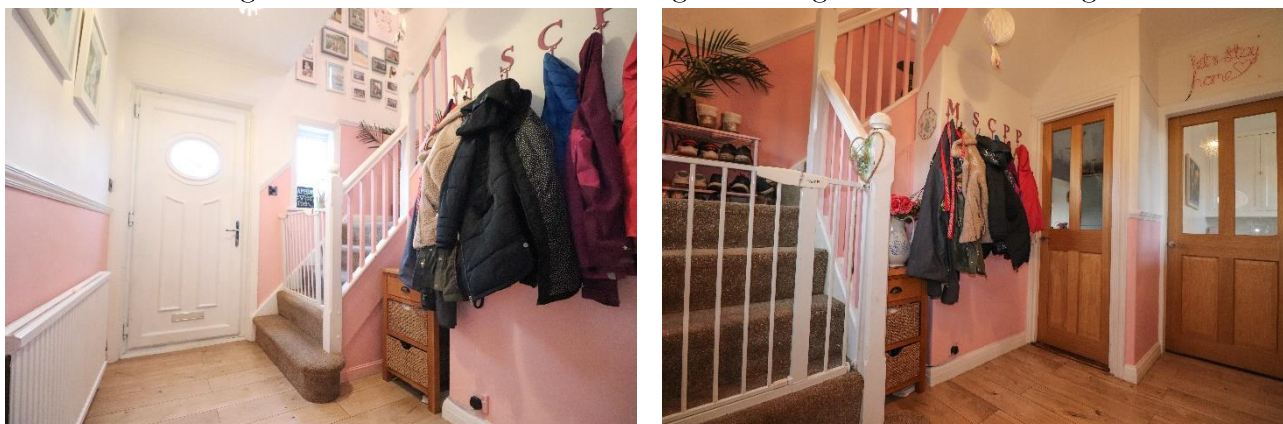
2/ 5 SKIDDAW ROAD, CARLISLE

This well appointed three bedroom, two reception room extended semi-detached property is situated in a popular location to the west of the city and offers a spacious family home. Off the welcoming entrance hall there is a bay fronted lounge with gas fire, a sitting room/play room and a generous dining kitchen with access to the rear garden. A light and airy staircase takes you to the first floor where there are three double bedrooms, family bathroom and separate WC. Externally there is driveway parking to the front for two vehicles along with a low maintenance lawned garden.

A pedestrian access gate leads to the rear of the property where there is a detached garage, a lawned garden and decked seating area. Skiddaw Road is within easy walking distance of the local shops, primary & secondary schools and the amenities of Denton Holme. Easy access to the city centre and west Cumbria.

The accommodation with approximate measurements briefly comprises:

ENTRANCE HALL Doors to lounge, sitting room and dining kitchen. Staircase to the first floor, double glazed window, radiator, coving to ceiling and wood flooring.



ENTRANCE HALL

LOUNGE (13'8 max into bay x 10'3) Coal effect gas fire, double glazed bay window to the front, coving to ceiling, radiator and wood flooring.



LOUNGE

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SITTING ROOM (14' x 10'8 max) Double glazed window to the front, radiator, built in storage and coving to ceiling.



SITTING ROOM

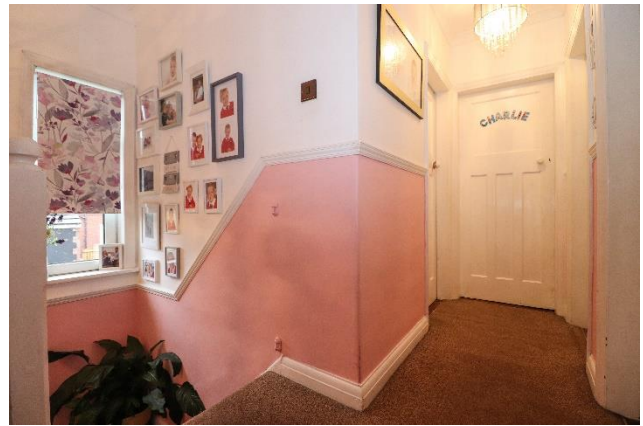
DINING KITCHEN (13'8 x 11'6) Fitted kitchen incorporating a 1.5 bowl stainless steel sink with mixer tap, wood effect worksurfaces, space for an American style fridge/freezer and electric oven and grill with four burner gas hob and extractor hood above. Wood flooring, ceiling spotlights, radiator and built in cupboard housing the utilities with plumbing for washing machine and space for a tumble dryer. Double glazed window and door to the rear garden.



DINING KITCHEN

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FIRST FLOOR LANDING Doors to bedrooms, bathroom and separate WC. Double glazed window, coving to ceiling and loft access.



LANDING

BEDROOM 1 (10'4 x 10'4) Double glazed window to the front, radiator and coving.



BEDROOM 1

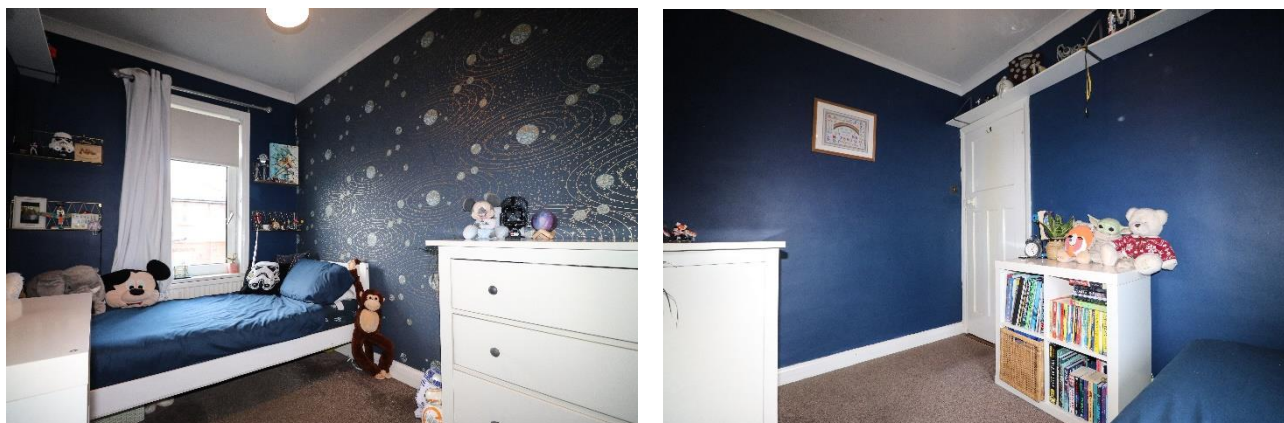
BEDROOM 2 (10'8 x 10'4) Double glazed window to the front, radiator and coving.



BEDROOM 2

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BEDROOM 3 (9'5 x 6'9) Double glazed window to the rear, radiator and coving.



BEDROOM 3

BATHROOM (6' x 5') Two piece suite comprising of waterfall shower over panelled bath and vanity unit wash hand basin. Double glazed frosted window, heated towel rail and wood effect flooring.

SEPARATE WC Comprising WC, tiled flooring, double glazed window and coving.



BATHROOM

OUTSIDE To the front of the property is a low maintenance lawned garden and driveway providing off street parking. Rear lawned garden with a decked seating area, outside water tap and detached garage.



REAR GARDEN

6/ 5 SKIDDAW ROAD, CARLISLE



FRONT EXTERNAL

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band B

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.

