

Cumbrian Properties

23 St James Road, Carlisle



Price Region £280,000

EPC-

Semi-detached property | Generous walled garden
2 reception rooms | 3 bedrooms | 2 bathrooms
Off-street parking | Sought after location

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2/ 23 ST JAMES ROAD, CARLISLE

Located on the sought after St James Road, this three bedroom, two bathroom, two reception room, semi-detached property is immaculately presented throughout and offers spacious living accommodation, a generous walled rear garden and off-street parking. Tastefully decorated throughout the property is double glazed and gas central heated and briefly comprises a welcoming entrance hall, bay-fronted lounge with decorative fireplace which could be opened up for a log burner, a rear sitting room with French doors leading to the patio area, a stylish and spacious dining kitchen with access to the rear garden, and a modern ground floor shower room. To the first floor is a bay-fronted master bedroom along with two further bedrooms, bathroom with freestanding roll top bath and a separate cloakroom. Externally the property benefits from off-street parking along with plenty of residents on-street parking. To the rear of the property is a generous, walled, garden mainly laid to stone chippings providing a perfect space for outdoor entertaining and a safe secure place for children or pets. Located within easy walking distance of local schools, shops and the city centre with pleasant riverside and park walks on your doorstep and just a 10 minute walk into the city centre the property would make an ideal family home.

The accommodation with approximate measurements briefly comprises:

UPVC front door into the spacious entrance hall.

ENTRANCE HALL Doors to lounge, sitting room and dining kitchen. Staircase to the first floor, understairs storage, radiator, tile effect flooring and coving to the ceiling.



ENTRANCE HALL

LOUNGE (14' max into bay window x 11' max) Double glazed bay window to the front, feature fireplace with the potential to open up for an open fire or log burner, coving to the ceiling and radiator.



LOUNGE

3/ 23 ST JAMES ROAD, CARLISLE

SITTING ROOM (15' max x 12') Coal effect gas fire, part wood panelled walls, double glazed French doors to the rear garden, coving and ceiling rose.



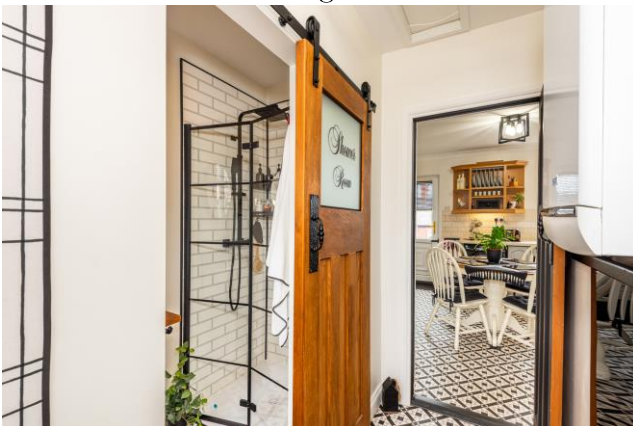
SITTING ROOM

DINING KITCHEN (15'8 max x 14' max) Fitted kitchen incorporating an electric oven and four ring hob, plumbing for washing machine, Belfast sink with mixer tap, space for two under counter appliances, brick effect tiled splashbacks, two radiators, coving to the ceiling, tile effect flooring, double glazed window to the rear and UPVC door to the rear garden, and door to the inner hall.



DINING KITCHEN

INNER HALL Sliding door to the shower room, UPVC door to the front, Baxi combi boiler, tile effect flooring and radiator.



INNER HALL

4/ 23 ST JAMES ROAD, CARLISLE

SHOWER ROOM (8' x 3'3) Three piece suite comprising walk-in shower cubicle with waterfall showerhead, wash hand basin and WC. Boarded splashbacks, ceiling spotlights, frosted glazed window, tile effect flooring and heated towel rail.



SHOWER ROOM

FIRST FLOOR

LANDING Double glazed window, doors to bedrooms, bathroom and cloakroom.

BEDROOM 1 (13'8 max into bay window x 11'max) Double glazed bay window to the front with radiator below, heightened electrical sockets and TV aerial, and coving to the ceiling.



BEDROOM 1

BEDROOM 2 (12' x 12' max) Double glazed window to the rear, radiator and coving to the ceiling.



5/ 23 ST JAMES ROAD, CARLISLE

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



BEDROOM 3

BATHROOM (7'4 x 6') Two piece suite comprising freestanding roll top bath with claw feet and shower attachment, and vanity unit wash hand basin. Frosted glazed window, panelled ceiling, tile effect flooring, heated towel rail and built-in storage cupboard with electric point.

CLOAKROOM WC, part tiled walls, frosted glazed window and tile effect flooring.



BATHROOM



CLOAKROOM

OUTSIDE Low maintenance gravelled front garden housing a variety of mature plants and shrubs along with driveway parking for one vehicle and further residents parking available on-street. To the rear of the property is a generous tiered, walled garden incorporating lawn, pleasant patio seating areas mainly laid to stone chippings with floral borders housing mature trees and plants, outside water supply and garden shed.

6/ 23 ST JAMES ROAD, CARLISLE



REAR GARDEN



REAR OF THE PROPERTY

TENURE We are informed the tenure is Freehold.

COUNCIL TAX To be confirmed by the vendor.

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.

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