

Cumbrian Properties

17 Wolsty Close, Carlisle



Price Region £250,000

EPC-C

Detached family home | Popular residential location
1st floor lounge with balcony | 3 bedrooms | 2 bathrooms
Gardens, parking & garage | No onward chain

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

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

2/ 17 WOLSTY CLOSE, OFF SCOTLAND ROAD, CARLISLE

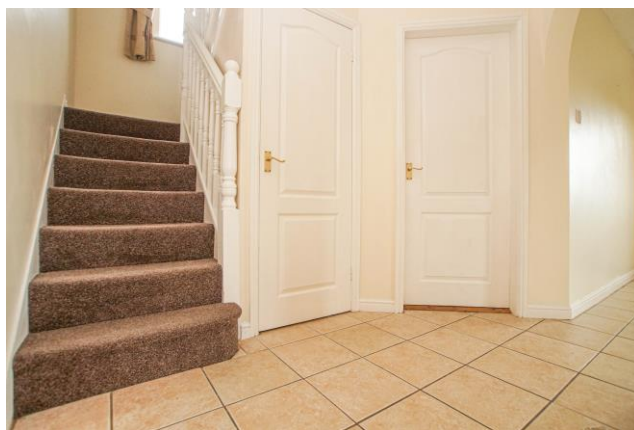
This three bedroom, detached, family home is situated in a sought after area to the north of the River Eden. The double glazed and gas central heated accommodation briefly comprises entrance porch, entrance hall, cloakroom, dining kitchen, reception room with French doors to the rear garden, second reception room/double bedroom with fitted cupboards and doors to the garden and garage. To the first floor is the lounge with French doors to the balcony, two double bedrooms with fitted furniture, master en-suite shower room and family bathroom. Lawned front and rear gardens, tarmac driveway providing parking and garage. The property is situated just off Scotland Road close to an abundance of amenities, supermarkets, gym and the M6 motorway at junction 44. The property would make an ideal family home and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance porch.

ENTRANCE PORCH Tiled flooring and double glazed door to the entrance hall.

ENTRANCE HALL Tiled flooring, staircase to the first floor and storage cupboard. Doors to cloakroom, dining kitchen and two reception rooms.



ENTRANCE HALL

CLOAKROOM Two piece suite comprising WC and wash hand basin. Radiator, UPVC double glazed frosted window to the front and tiled flooring.



CLOAKROOM

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DINING KITCHEN (19'3 x 11'7) Fitted kitchen incorporating a one and a half bowl ceramic sink with mixer tap, plumbing for washing machine, eye-level oven and grill, four ring gas hob with tiled splashback and extractor hood above. UPVC double glazed windows to the front and side, tiled flooring and radiator.



DINING KITCHEN

RECEPTION ROOM 1 (12'3 x 10') UPVC double glazed French doors to the rear garden, wooden flooring and radiator.

RECEPTION ROOM 2/BEDROOM 3 (12' x 11'4) UPVC double glazed windows and UPVC door to the rear garden, wooden flooring, electric radiator, cupboard housing the Worcester boiler and door to the garage.



RECEPTION ROOM 2/BEDROOM 3

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FIRST FLOOR

LANDING UPVC double glazed window to the rear and built-in storage cupboard. Doors to lounge, bathroom and two bedrooms.

LOUNGE (18' x 12') Fireplace with marble surround, wooden mantle and pillars housing a gas fire. UPVC double glazed windows to the front and rear, UPVC double glazed French doors to the balcony, two radiators and feature wooden ceiling beams.



LOUNGE

BEDROOM 1 (17' x 11'7) UPVC double glazed windows to the front and side, radiator, fitted bedroom furniture and door to the en-suite shower room.

EN-SUITE SHOWER ROOM (8'4 x 5'3) Three piece suite comprising corner shower unit, wash hand basin and WC. Heated towel rail, wood effect laminate flooring and UPVC double glazed frosted window to the side.



BEDROOM 1, EN-SUITE & BALCONY

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BEDROOM 2 (10'6 x 9') UPVC double glazed window to the rear, radiator and fitted wardrobes with sliding mirror fronted doors.



BEDROOM 2

FAMILY BATHROOM (6'7 x 5'9) Three piece suite comprising shower above panelled bath, wash hand basin and WC. Radiator, wood effect laminate flooring and UPVC double glazed frosted window to the front.



BATHROOM

OUTSIDE Lawned front garden with borders housing a variety of flowers and shrubs and a tarmac driveway providing off-road parking in front of the garage. Walled rear garden mainly laid to lawn with paved patio areas, floral borders, a variety of trees and shrubs, and a good size timber shed.



REAR GARDEN

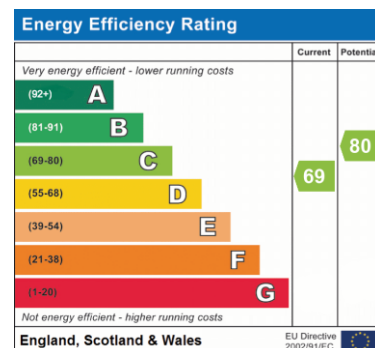
GARAGE (13'9 x 12') Electric up and over door, ceramic sink unit, tiled flooring, fitted worksurface, light and power.

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TENURE We are informed the tenure is Freehold.

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

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