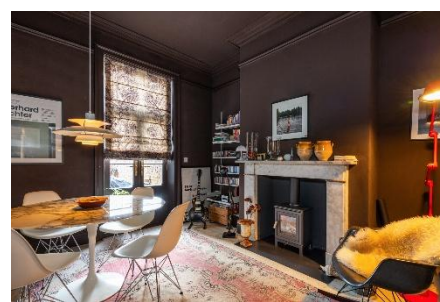


Cumbrian Properties

17 Mulcaster Crescent, Stanwix



Price Region £335,000

EPC-D

Period terraced property | North of the River

2 receptions | 4 bedrooms | 1 bathroom

Beautifully presented & recently renovated | Generous rear garden

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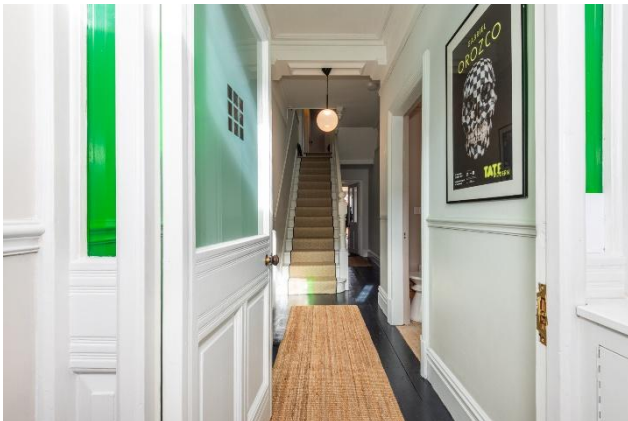
2/ 17 MULCASTER CRESCENT, STANWIX

This recently renovated four bedroom, two reception room, period terraced property, has been lovingly restored to provide a stylish and spacious family home. Located in the desirable Mulcaster Crescent to the North of the City, the property has high end fittings including bespoke doors and windows, log burning stoves in both reception rooms and cast radiators in all rooms. The property briefly comprises vestibule leading into a spacious welcoming entrance hall with a ground floor cloakroom, a bay fronted lounge with log burning stove and sash windows, a relaxing sitting room with log burning stove and bespoke French doors leading out to the rear garden, country style dining kitchen featuring range cooker and built-in utility cupboard. To the first floor there is a light and airy master bedroom with bay sash window, three further bedrooms all with wood flooring and cast radiators, and a three piece stylish bathroom. There is also a fully boarded loft with heating and adjacent en-suite shower room and fantastic views across the city towards the Scottish mountains. Externally, the walled garden provides a peaceful space to relax and enjoy the outdoors and there is plenty of residents parking nearby. The property would suit families and couples alike, situated within easy walking distance of local amenities including shops, schools and beautiful riverside walks along Rickerby park into the city centre.

The accommodation with approximate measurements briefly comprises:

Entry through front door into the vestibule.

VESTIBULE Coving to the ceiling, wood flooring and glazed door leading into the entrance hall.



VESTIBULE

ENTRANCE HALL Staircase to the first floor, understairs storage cupboard, cast radiator, original coving and cornice, wood flooring and doors leading through to the lounge, sitting room, kitchen and ground floor cloakroom.

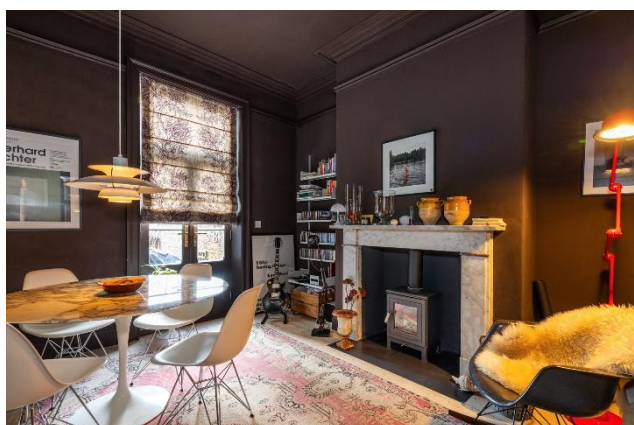
LOUNGE (16' max into the bay window x 13' max) Cosy wood burning stove with marble fireplace surround, double glazed window to the front, cast radiator, coving to the ceiling and wood flooring.

3/ 17 MULCASTER CRESCENT, STANWIX



LOUNGE

SITTING ROOM (13' max x 10'8 max) Cosy wood burning stove with marble fireplace surround, coving to the ceiling, cast radiator, wood flooring and bespoke glazed doors leading out to the rear garden.



SITTING ROOM

DINING KITCHEN (20' x 9'4) Fitted kitchen incorporating bespoke Devol wall and base units, an electric range cooker with five burner induction hob, undermounted Belfast sink, integrated dishwasher, space for full height fridge freezer. Brick effect tile splashbacks, utility cupboard housing the combi-boiler with space and plumbing for washing machine and space for tumble dryer. Two cast radiators, terracotta tiled flooring, double glazed window to the side and bespoke glazed doors leading out to the rear garden.



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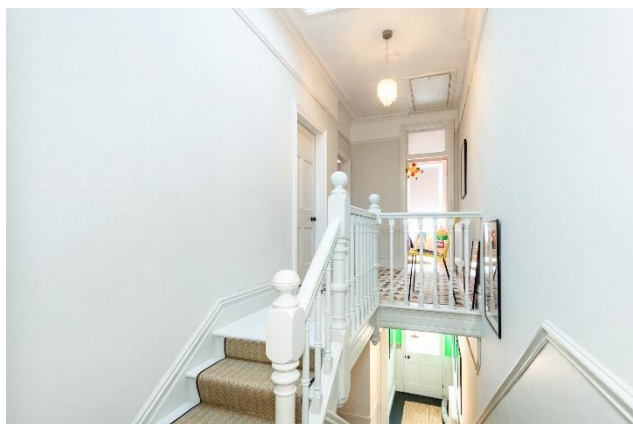
DINING KITCHEN

GROUND FLOOR CLOAKROOM Two piece suite comprising wash hand basin and WC. Cast radiator, wood panelled walls and wood flooring.

FIRST FLOOR

SPLIT LEVEL LANDING Leading to bathroom and bedroom 4.

LANDING Leading to bedrooms 1, 2 and 3 and loft access. Original skylight, wood flooring, coving to the ceiling and cast radiator.



SPLIT LEVEL LANDING

MASTER BEDROOM (16'6 max into the bay window x 11' max) Double glazed sash bay window to the front, original decorative fireplace, wood flooring, cast radiator and coving to the ceiling.



MASTER BEDROOM

5/ 17 MULCASTER CRESCENT, STANWIX

BEDROOM 2 (13' x 11' max) Double glazed sash window to the rear with views across the city, original decorative fireplace, radiator, coving and wood flooring.



BEDROOM 2

BEDROOM 3 (9'4 x 6') Double glazed sash window to the front, cast radiator, wood flooring and coving.



BEDROOM 3

BEDROOM 4 (9'6 max x 8'4 max) Double glazed sash window to the side, cast radiator and wood flooring.



BEDROOM 4

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BATHROOM (6' x 5'8) Three piece suite comprising rainfall shower over panelled bath, wash hand basin and WC with concealed cistern. Cast radiator, brick effect tiled splashbacks, frosted glazed sash window, ceiling spotlights and tiled flooring.



BATHROOM

LOFT (16'7 max x 16' max to the under eaves) Fully boarded with loft ladder access. Double glazed dormer window with views across the city and towards the Scottish mountains, radiator, eaves storage and three piece shower room. Potential to convert into an additional bedroom & en-suite (subject to planning permission).

OUTSIDE To the front of the property is a forecourt garden along with residents on-street parking. To the rear of the property is a generous walled garden incorporating lawn, patio seating area, log store, external water supply and gate providing pedestrian access to the rear lane.

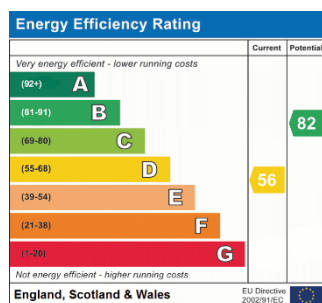


REAR OF THE PROPERTY & GARDEN

7/ 17 MULCASTER CRESCENT, STANWIX

TENURE We are informed the tenure is Freehold.

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



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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Estate agents in the UK are legally required to conduct Anti-Money Laundering (AML) checks on buyers, focusing on identifying the buyer and verifying their source of funds. Key requirements include a valid photo ID (passport/driving license), proof of address (utility bill/bank statement), and documented proof of funds (bank statements, mortgage agreement, or proof of gift).

To carry out these checks there will be a **charge of £36 inc. vat per person** that will need to be paid for by Debit Card before a property can be marked Sold and Instructions sent to Solicitors.