

# Cumbrian Properties

28 Windsor Way, Carlisle



**Price Region £178,000**

**EPC-B**

Three storey townhouse | North of the River Eden  
1 reception room | 3 double bedrooms | 2 bathrooms  
Rear garden & parking | Open aspect to the front

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## 2/ 28 WINDSOR WAY, CARLISLE

Situated on a quiet popular residential estate in close proximity to local amenities and with easy access to the city centre, western bypass and junction 44. This three storey, three double bedroom, two bathroom, terraced townhouse offers spacious low maintenance accommodation with modern kitchen, bathroom and en-suite, easily maintained rear garden and allocated parking. The property enjoys an open aspect to the front and comprises entrance hall, spacious lounge with understairs storage, dining kitchen with integrated appliances and French doors to the rear garden, and cloakroom. To the first floor there are two double bedrooms and three piece bathroom with the master double bedroom to the second floor with fitted wardrobes and en-suite shower room. Externally there is a low maintenance lawned garden to the rear and an allocated parking space to the front. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**Composite front door into entrance hall.**

**ENTRANCE HALL** Radiator, cloaks area and door to lounge.

**LOUNGE (14'9 x 12')** Double glazed window to the front, radiator, understairs storage cupboard with power supply, and door to inner hall.



LOUNGE

**INNER HALL** Staircase to the first floor, doors to cloakroom and dining kitchen.

**CLOAKROOM** Two piece suite comprising WC and wash hand basin. Radiator and wood effect flooring.



CLOAKROOM

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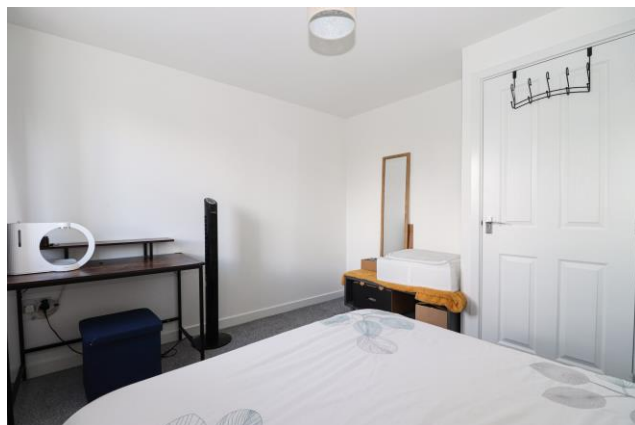
**DINING KITCHEN (11'9 x 8')** Fitted kitchen incorporating an electric oven and grill, four burner gas hob with extractor hood above, one and a half bowl sink unit with mixer tap, plumbing for washing machine, integrated fridge freezer and under counter lighting. Wood effect flooring, ceiling spotlights, radiator, double glazed window and double glazed French doors leading out to the rear garden.



DINING KITCHEN

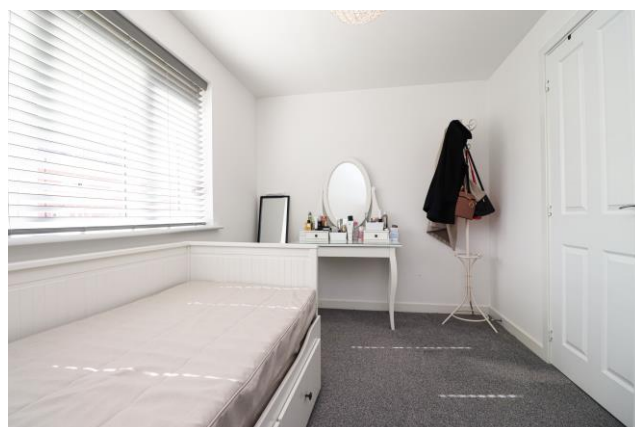
**FIRST FLOOR LANDING** Doors to bedrooms 2, 3 and bathroom. Radiator and staircase to the second floor.

**BEDROOM 2 (11'9 x 10'5)** Two double glazed windows to the front and radiator.



BEDROOM 2

**BEDROOM 3 (11'9 x 9'5)** Double glazed window to the rear and radiator.



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**BATHROOM (8' max x 5'6 max)** Three piece suite comprising shower over panelled bath, WC and wash hand basin. Part tiled walls, wood effect flooring and radiator.



BATHROOM

## **SECOND FLOOR**

**LANDING** Built-in storage cupboard and door to bedroom 1.

**BEDROOM 1 (17' max x 8'4 max)** Double glazed window to the with radiator below, mirror fronted fitted wardrobe, loft access and door to the en-suite shower room.



BEDROOM 1

**EN-SUITE SHOWER ROOM (11' x 5'7)** Three piece suite comprising walk-in shower cubicle, WC and wash hand basin. Part tiled walls, Velux window, heated towel rail and wood effect flooring.



EN-SUITE SHOWER ROOM

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**OUTSIDE** Lawned rear garden with flagged patio, outside tap and gate providing bin access. To the front of the property is a driveway with parking for one car and an additional shared space.



REAR GARDEN

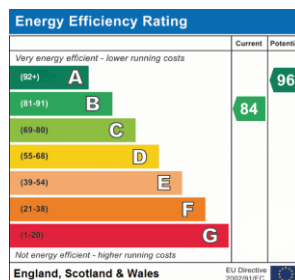


REAR OF THE PROPERTY

**TENURE** We are informed the tenure is Freehold.  
Service charge £130/140 per annum approx.

**COUNCIL TAX** We are informed the property is 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.



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