

Cumbrian Properties

11 Marlborough Gardens, Stanwix



Price Region £350,000

EPC-

Period style maisonette | Desirable location
2 reception rooms | 3 bedrooms | 2 bathrooms
Abundance of character | Views over the city

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An extremely rare opportunity to purchase a three bedroom, two bathroom, period style maisonette situated in a desirable area in Stanwix. The property offers spacious rooms and an abundance of character with stunning views from the front elevation towards the Solway and Criffel. A staircase takes you to the first floor where there is a welcoming, generous entrance hall, a bay fronted lounge with stunning views, dining room, kitchen with integrated Neff appliances, three spacious bedrooms, en-suite shower room and a five piece family bathroom. A handy utility cupboard provides plumbing for a washing machine and space for a tumble dryer and a rear porch gives access to a staircase leading to the rear of the property where there is a brick-built outhouse. Situated in one of the city's most prestigious locations with local amenities in close proximity including stunning walks through Rickerby Park, easy access to the city centre and junction 44 of the M6 motorway.

The accommodation with approximate measurements briefly comprises:

Front door into entrance porch.

ENTRANCE PORCH Staircase to the first floor, radiator, original coving, cornice and picture rail.

ENTRANCE HALL (26'6 x 9'8) Doors to lounge, kitchen, all bedrooms, dining room, bathroom, rear porch, shower room and utility cupboard.



ENTRANCE HALL

DINING ROOM (15'5 x 9'8) Double glazed windows to the front with views over the city, built-in storage cupboard housing combi boiler, radiator and coving to the ceiling.



DINING ROOM

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KITCHEN (11'8 x 10'9) Fitted kitchen incorporating an electric oven and grill, integrated Neff microwave, four ring induction hob with extractor hood above, integrated dishwasher, integrated fridge freezer and a one and a half bowl sink unit with mixer tap. Heated towel rail, breakfast bar, ceiling spotlights, double glazed window and wood effect flooring.



KITCHEN

LOUNGE (19' max into bay window x 14'6) Double glazed bay window with fantastic views across to the Solway, coal effect gas fire, two radiators, original coving, picture rail and ceiling rose.



LOUNGE

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MASTER BEDROOM (16'6 x 12'3) A range of fitted bedroom furniture, double glazed window to the rear, coving and picture rail, radiator and door to shower room.

SHOWER ROOM (13' x 7'5) Three piece suite comprising walk-in double shower cubicle, WC and wash hand basin. Double glazed frosted window, coving to the ceiling and radiator.



MASTER BEDROOM & SHOWER ROOM

BEDROOM 2 (16'7 x 12') Original cast iron fireplace, double glazed window to the rear, radiator and coving to the ceiling.



BEDROOM 2

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BEDROOM 3 (15' max x 11'9 max) Bay window to the side, radiator and coving to the ceiling.



BEDROOM 3

BATHROOM (9' x 9') Five piece suite comprising shower cubicle, panelled bath, WC, wash hand basin and bidet. Part tiled walls, double glazed frosted window and radiator.



BATHROOM

UTILITY CUPBOARD Plumbing for washing machine and space for tumble dryer.

REAR PORCH Door to the outdoor staircase leading to the brick-built outhouse.

OUTSIDE Low maintenance front forecourt.



FORECOURT



ENTRANCE

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TENURE We are informed the tenure is Freehold.

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

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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