

# Cumbrian Properties

## 6 Thirlwell Avenue, Carlisle



**Price Region £170,000**

**EPC-D**

Mid-terraced property | Popular area east of the city  
2 reception rooms | 2 bedrooms | Attic room  
Four piece bathroom | No onward chain

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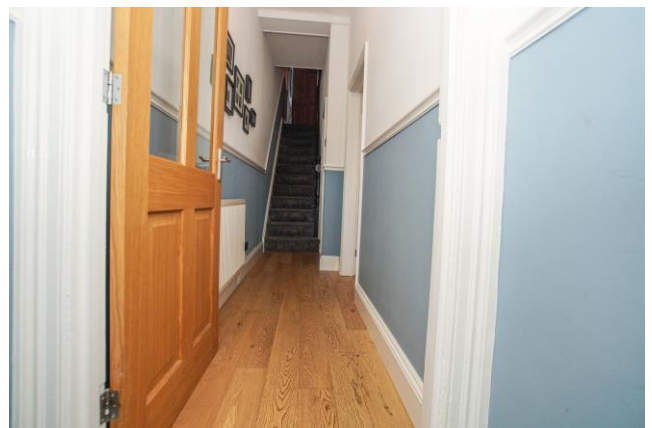
This charming mid-terraced property, located in a popular residential area just off Warwick Road, boasts a well-designed layout. The ground floor features a welcoming vestibule, an entrance hall leading to a bay-windowed lounge, dining room, fitted kitchen, and utility room. Upstairs, there are two double bedrooms and a striking four-piece bathroom, complete with a freestanding bath. Additionally, the converted attic, accessible via a wooden staircase, adds versatility. Outside, a front forecourt and a low-maintenance rear yard with pedestrian access to the rear lane enhance the property's appeal. Immaculately presented, this turn-key ready home is an ideal choice for a family and is sold with the added benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**Front door into vestibule.**

**VESTIBULE** Dado rail and door to entrance hall.

**ENTRANCE HALL** Engineered oak flooring, dado rail, radiator and staircase to the first floor. Doors to lounge and dining room.



ENTRANCE HALL

**LOUNGE (16'6 x 11'3)** UPVC double glazed bay window to the front, radiator, marble fireplace housing a gas fire, coving to the ceiling and picture rail.



LOUNGE

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**DINING ROOM (13'4 x 12')** Engineered oak flooring, cast iron fireplace housing a gas fire, UPVC double glazed window to the rear and radiator. Door to kitchen.



DINING ROOM

**KITCHEN (13'7 x 8')** Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap. Freestanding cooker with five ring gas hob, stainless steel splashback and extractor hood above, integrated fridge freezer. Tile effect flooring, understairs storage cupboard, UPVC door to the rear yard and door to utility room.



KITCHEN

**UTILITY ROOM (8'4 x 4')** Plumbing for washing machine and dishwasher, space for tumble dryer, tile effect flooring and UPVC double glazed frosted window to the rear.

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**FIRST FLOOR**

**LANDING** Doors to two bedrooms and bathroom. Wooden staircase to the attic room.



LANDING

**BATHROOM (13'5 x 8')** Four piece suite comprising freestanding bath with handheld shower from mixer tap, pedestal wash hand basin, WC and walk-in shower. UPVC double glazed frosted windows to the side and rear, tiled flooring, radiator with heated towel rail, dado rail and part panelled walls.



BATHROOM

**BEDROOM 1 (15'3 x 13'7)** UPVC double glazed window to the front, radiator and coving to the ceiling.



BEDROOM 1

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**BEDROOM 2 (13'5 x 9')** UPVC double glazed window to the rear, radiator and built-in shelved storage cupboard housing the Worcester boiler.



BEDROOM 2

**ATTIC ROOM (17'8 x 15'4)** Two Velux windows and radiator.



ATTIC ROOM

**OUTSIDE** Walled front forecourt. Low maintenance rear yard with outside tap, border laid to slate chippings, metal garden shed and pedestrian access gate to the rear lane. On-street parking is available to the front of the property.



REAR YARD

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**TENURE** We are informed the tenure is Freehold.

**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.

