

# Cumbrian Properties

25 Chiswick Street, Carlisle



Price Region **£350,000**

EPC-

Exceptional character property | Period features  
2 reception rooms | 5 bedrooms | 2 bathrooms  
Three storey townhouse | Spacious rear courtyard garden

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This stunning period property has been finished to an extremely high standard with original features throughout. The ample living space includes two reception rooms, five bedrooms, bathroom, shower room and private courtyard garden to the rear. Situated within walking distance to the city centre, the current owners have modernised the property whilst still retaining the original character features. The top floor of the property which provides an additional two bedrooms is still available to modernise and customise, perfect for those looking to putting their own stamp on the property. This home offers an abundance of potential.

The accommodation with approximate measurements briefly comprises:

**ENTRANCE PORCH** Original tiled floor and glazed door to hallway.



ENTRANCE PORCH

**HALLWAY** Original tiled floor and coving, staircase to the first floor and doors to lounge, second reception, basement and dining kitchen.



HALLWAY

**LOUNGE (15' x 14')** Bay window to with shutters to the front of the property, coving and ceiling rose. Gas fire with marble hearth and mantlepiece. Parkquay flooring, high raised skirting boards and cast iron radiator.



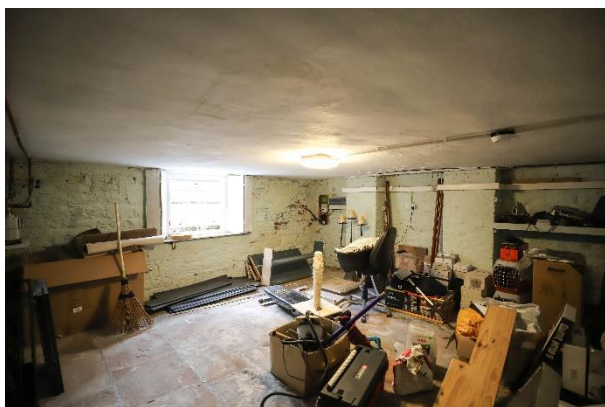
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**SECOND RECEPTION (14' x 12'10)** Coving and ceiling rose, radiator and gas fire with hearth and mantlepice. Door to dining kitchen.



SECOND RECEPTION

**BASEMENT (20'3 x 16'4)** Stone staircase leading down, power, lighting, window and exposed brick work. Currently utilised for storage but could create an ideal home office/play room or gym.



BASEMENT

**DINING KITCHEN (16'6 x 10'3)** Fitted kitchen with a range of navy shaker style units, oak effect worksurfaces and a 1.5 bowl sink unit with drainer and mixer tap. Four burner induction hob with extractor fan above, integrated fridge/freezer and dishwasher. Built in eye level oven, spotlights, tiled splashbacks, sloping ceiling with velux skylight, radiator, double glazed window and doors to WC and rear yard. Access to utility area and courtyard garden.



DINING KITCHEN





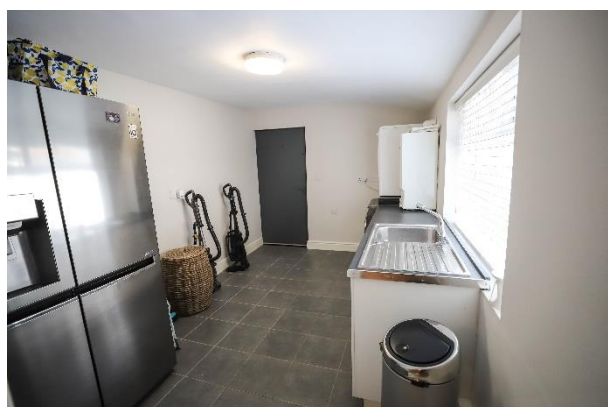
DINING KITCHEN

**WC (4' x 3')** Tiled flooring, low level WC, tiled splashback, wash hand basin, radiator and window to the rear.

**UTILITY AREA (12'9 x 8'8)** Tiled flooring, additional kitchen units, single bowl sink unit with mixer tap, window, houses the gas boiler, plumbing for washing machine and space for tumble dryer. Ample space for a large free standing fridge/freezer.



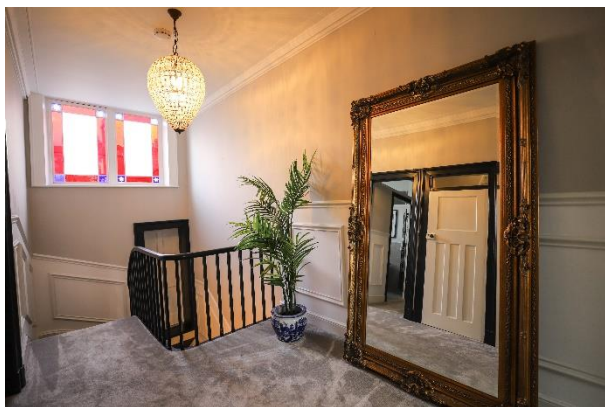
WC



UTILITY AREA

**FIRST FLOOR** Half landing with door to WC. Landing (18'9 x 7') with exposed wood, coving to ceiling, wrought iron radiator and two original stained glass windows. Doors to Master bedroom, bedroom 2, bedroom 3, family bathroom and shower room. Various cupboards offering ample storage. Door to stairs to the second floor.

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FIRST FLOOR LANDING

WC (4'7 x 2'7) Tiled flooring, wash hand basin, low level WC, spotlights and window.



HALF LANDING WITH WC

MASTER BEDROOM (15' x 12') Bay window with fitted shutter blinds to the front, radiator and coving to ceiling.



MASTER BEDROOM

BEDROOM 2 (10'7 x 7'8) Window with fitted shutter blinds to the front, radiator and coving to ceiling.





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**BEDROOM 3 (14' x 7')** Accessed via 3 steps down. Window with fitted shutter blinds, radiator and coving to ceiling.



BEDROOM 3

**FAMILY BATHROOM** Matching wall and floor tiles, free standing roll top bath with hand held shower over, windows with shutters, WC and wash hand basin with fitted marble vanity worksurface and storage below. Illuminated heat touch mirror, black towel rail and two fanlight windows at the allowing additional light from the hallway.



BATHROOM

**SHOWER ROOM** Fully tiled with waterfall shower head and towel rail.



SHOWER ROOM

**SECOND FLOOR** Landing with velux window, doors to two further bedrooms and additional storage cupboards.

**BEDROOM 4 / DRESSING ROOM (10'8 x 9')** Currently utilised as a dressing room with sloping ceiling, velux window and built in eaves storage cupboard.

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BEDROOM 4 / DRESSING ROOM

**BEDROOM 5 (15'2 x 10'9)** A good size double bedroom with sloping ceiling, window, electrical heating system and storage unit.

**OUTSIDE** The property features an enclosed walled rear yard with patio area and two outbuildings. Driveway parking is accessed via a garage door from the rear into the yard area. On street permit parking available to the front.



REAR COURTYARD

**TENURE** Freehold

**COUNCIL TAX** 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.

EPC TO FOLLOW