

# Cumbrian Properties

9 Punton Road, Stanwix, Carlisle



**Price Region £190,000**

**EPC-D**

Semi-detached property | North of the river Eden  
2 reception rooms | 3 bedrooms | 1 bathroom  
In need of modernisation | Gardens, drive and garage

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2/ 9 PUNTON ROAD, STANWIX, CARLISLE

Situated on a sought after street in the heart of the village of Stanwix, this three bedroom semi-detached house is in need of modernisation throughout. The property offers fantastic potential with a generous lawned rear garden with open aspect, driveway parking and garage/workshop. The accommodation briefly comprises of entrance hall, cloakroom, dining lounge with patio doors to the rear garden, bay fronted sitting room and kitchen. To the first floor there are two double bedrooms, a single bedroom/study and a three piece bathroom. Externally there are lawned gardens to the front and rear, driveway parking to the side leading up to the detached garage. The rear lawned garden provides a private space with flag stone stone patio seating area bordered by mature trees and backing onto the gardens of Carrs Agriculture. The property is in need of full modernisation and would suit those looking for a project and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**ENTRANCE HALL** Doors to cloakroom and dining lounge, staircase to the first floor, frosted glazed window, radiator, coving and tiled flooring.

**CLOAKROOM** Wash hand basin, WC, combi boiler, frosted glazed window, tiled flooring, radiator, part tiled walls and understairs storage area.



ENTRANCE HALL

**DINING LOUNGE (19'6 max x 11'5 max)** Gas fire point, double glazed patio doors leading out to the rear garden, two radiators, tiled flooring, coving to ceiling and glazed doors leading to the sitting room and kitchen.



DINING LOUNGE

3/ 9 PUNTON ROAD, STANWIX, CARLISLE

**SITTING ROOM (13'4 max into bay window x 11'5 max)** Double glazed bay window, coving, radiator and tiled flooring.



SITTING ROOM

**KITCHEN (11' x 7'4)** Plumbing for washing machine, space for free standing cooker, sink unit with mixer tap, tiled flooring and double glazed window. Door to the side of the property.



KITCHEN

**FIRST FLOOR LANDING** Coving, frosted glazed window and doors to bedrooms and bathroom.

**BEDROOM 1 (13'4 max into bay window x 10'4 max)** Double glazed window, radiator and coving.



BEDROOM 1



4/ 9 PUNTON ROAD, STANWIX, CARLISLE

**BEDROOM 2 (10' x 9')** A range of fitted bedroom furniture, double glazed window to the rear, radiator and coving.



BEDROOM 2

**BATHROOM (6'4 x 5')** Three piece suite comprising of shower over bath, WC and wash hand basin. Frosted glazed window, part tiled walls, radiator and loft access.



BATHROOM

**BEDROOM 3 (7' x 6'4)** Double glazed window to the front, radiator and coving.



BEDROOM 3

**OUTSIDE** To the front of the property is a lawned garden, coal shed and driveway providing off street parking. Private rear lawned garden with flag stone patio area bordered by mature trees and an open aspect. Garden shed, outside water tap and detached garage.

5/ 9 PUNTON ROAD, STANWIX, CARLISLE



REAR GARDEN

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

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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properties listed in our  
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more than

**390**

properties sold from  
our Carlisle office

we sold

**255**

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we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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