Cumbrian
PROPERTIES

13 Redwood Drive, Carlisle

Price Region £103,500

EPC-C

Semi-detached | Over 55's
1 reception room | 2 bedrooms | 1 bathroom
Gardens and driveway | North of the city

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2/ 13 REDWOOD DRIVE, STANWIX, CARLISLE

A superb opportunity to purchase an attractively presented, two bedroom, semi-detached property situated in a quiet cul-de-sac to the north of the city with the benefit of a double driveway and conservatory. The sale represents a 75% share in the property with Castles and Coasts, specifically for the over 55's. The accommodation briefly comprises entrance hall, lounge, 11'8 dining kitchen and conservatory. To the first floor there are two spacious double bedrooms and recently appointed wet room. Lawned front and rear gardens, driveway providing off-road parking, patio and timber shed with power and light providing a utility space.
Situated in this peaceful area to the north of the city close to attractive wooded surroundings and within close proximity of local amenities including supermarkets, bus routes and convenience stores. Sold with the benefit of no onward chain.

The UPVC double glazed and gas central heated accommodation with approximate measurements briefly comprises:

Open porch with light, storage cupboard and UPVC double glazed entrance door.
ENTRANCE HALL Storage cupboard, coving to the ceiling and door to lounge.

LOUNGE (16' max x 12' max) Open staircase to the first floor, double glazed window to the front, two radiators, coving to the ceiling and door to dining kitchen.

LOUNGE

DINING KITCHEN (11'8 max x 11' max) A range of wall and base units with complementary worksurfaces and tiled splashbacks incorporating a one and a half bowl stainless steel sink unit with mixer tap. Freestanding double oven electric cooker with halogen hob and extractor hood above, plumbing for washing machine, space for fridge and integrated dishwasher. Double glazed window to the conservatory, luxury vinyl flooring, radiator, built-in storage cupboard and double glazed frosted door to the rear.

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CONSERVATORY (10' x 7'7) UPVC double glazed windows, with Intu blinds, to the sides and rear. Double glazed French doors to the rear garden, sloping PVC ceiling, luxury vinyl flooring and radiator.

CONSERVATORY

FIRST FLOOR

LANDING Doors to bedrooms and wet room. Access to part boarded loft via a pull down ladder.

BEDROOM 1 (11'9 max x 11') Double glazed window to the front, radiator, built-in storage cupboard and built-in wardrobes.

BEDROOM 1

BEDROOM 2 (11'8 x 8'5) Double glazed window to the rear, radiator, built-in storage cupboard and built-in wardrobes.

BEDROOM 2

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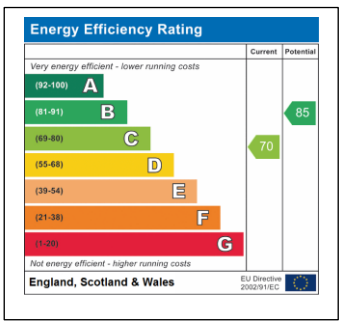
WET ROOM A recent addition to the property with high level WC, floating wash hand basin and wall mounted electric shower and anti-slip wet room flooring. Aqua-panelled walls, PVC ceiling with LED light, radiator and double glazed frosted window, with Intu blind, to the side.

WET ROOM

OUTSIDE Lawned front garden with decorative rockery and bedding area and flagged driveway providing off-road parking for up to three vehicles. Lawned rear garden with flagged patio, well-established borders and timber shed with power, light and separate fuse board providing a utility space.

REAR OF THE PROPERTY

COUNCIL TAX BAND We are informed the property is Tax Band A.
TENURE We are informed the tenure is Leasehold. Approx. 73 years remaining.
Service charge and buildings insurance - £96 pcm approx.
SERVICES Mains water, gas and electricity are connected.
VIEWING Cumbrian Properties ELA Ltd, 2 Lonsdale Street, Carlisle. Tel 01228 599940