

# Cumbrian Properties

## 4 Whinlatter Way, Carlisle



**Price Region £185,000**

**EPC-C**

Semi-detached property | Popular residential location  
2 receptions | 3 bedrooms | 1 bathroom | Conservatory  
Gardens & off-street parking | No onward chain

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)

## 2/ 4 WHINLATTER WAY, CARLISLE

This realistically priced three bedroom semi-detached property briefly comprises entrance hallway with staircase to the first floor and understairs storage, lounge with cosy gas fire, dining room with door to the conservatory leading out to the rear garden, and kitchen with access to the garage. To the first floor there are two double bedrooms, a single bedroom and a three piece shower room. Externally, to the front of the property is off-street parking leading to the garage and lawned garden. To the rear of the property is a generous low maintenance lawned garden with small patio area and access to the garage. In need of modernisation, this spacious property would make an ideal home for a first time buyer or families alike. The property is situated within walking distance to local schools, shops, and is just a short walk to the town centre. Viewing of this property is highly recommended to appreciate the space and the potential that it offers.

The accommodation with approximate measurements briefly comprises:

**Entrance to the property leads into the entrance hallway.**

**ENTRANCE HALL** Leads to the kitchen, lounge, staircase to the first floor, understairs storage cupboard and cupboard housing the electric meter.



ENTRANCE HALL

**LOUNGE (14' x 12' max)** Double glazed window to the front, radiator, gas fire with surround, and door leading through to the dining room.



LOUNGE

3/ 4 WHINLATTER WAY, CARLISLE

**DINING ROOM (11' x 10' max)** Radiator, frosted panelled glass wooden door leading into the kitchen and double glazed door to the conservatory.



DINING ROOM

**CONSERVATORY (11' x 7')** Miniature wall, double glazed windows and double glazed door to the rear garden.



CONSERVATORY

**KITCHEN (9' x 10' max)** Fitted kitchen incorporating a range of wall & base units, stainless steel sink, space & plumbing for washing machine. Built-in storage cupboard, Double glazed window, door leading to the hallway, glazed wooden door to the garage.



KITCHEN

**GARAGE (23' x 9' max)** Power, built-in storage cupboard and doors providing access to both ends of the garage.

4/ 4 WHINLATTER WAY, CARLISLE

**FIRST FLOOR LANDING** Frosted double glazed window, loft access, cupboard housing the boiler and doors to three bedrooms and shower room.

**BEDROOM 1 (12' x 12' max)** Radiator, double glazed window to the front, built-in storage cupboard.



BEDROOM 1

**BEDROOM 2 (12' x 10' max)** Radiator, double glazed window to the rear, built-in storage cupboard.



BEDROOM 2

**BEDROOM 3 (8' x 8' max)** Radiator, double glazed window to the front, and built-in storage cupboard.



BEDROOM 3

5/ 4 WHINLATTER WAY, CARLISLE

**SHOWER ROOM (8' x 6' max)** Three piece suite comprising walk-in shower cubicle, vanity unit wash hand basin with storage and WC. Frosted double glazed window to the rear.



SHOWER ROOM

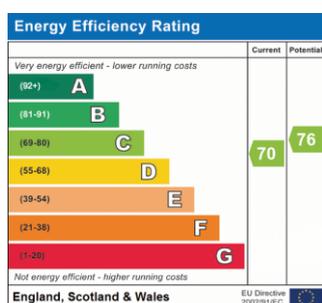
**OUTSIDE** To the front of the property is off-street parking leading to the garage and lawned garden. To the rear of the property is a generous low maintenance lawned garden with small patio area and access to the garage.



REAR OF THE PROPERTY & GARDEN

**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.

**ANTI-MONEY LAUNDERING (AML) CHECKS**

Estate agents in the UK are legally required to conduct Anti-Money Laundering (AML) checks on buyers, focusing on identifying the buyer and verifying their source of funds. Key requirements include a valid photo ID (passport/driving license), proof of address (utility bill/bank statement), and documented proof of funds (bank statements, mortgage agreement, or proof of gift). To carry out these checks there will be **a charge of £36 inc. vat per person** that will need to be paid for by Debit Card before a property can be marked Sold and Instructions sent to Solicitors.