

Cumbrian Properties

41 Wood Street, Carlisle



Price Region **£237,500**

EPC-C

Extended link-detached property | Sought after area
1 reception room | 3 bedrooms | 1 bathroom
Driveway parking & single garage | Front & rear gardens

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This extended, three bedroom, link-detached property is situated in a cul-de-sac in a sought after residential area. The immaculately presented accommodation briefly comprises entrance hall, cloakroom, lounge and dining kitchen with French doors to the south-facing rear garden. To the first floor there are two double bedrooms, single bedroom and four piece bathroom. Lawned front garden with tarmac driveway, EV charging point and garage, and a south-facing paved rear garden with garden shed. Located close to local shops, amenities and schools and in close proximity to the M6 motorway at junction 42.

The accommodation with approximate measurements briefly comprises:

Composite front door into entrance hall.

ENTRANCE HALL UPVC double glazed window to the side, staircase to the first floor, coving to the ceiling, radiator and understairs storage cupboard. Door to dining kitchen.



ENTRANCE HALL

DINING KITCHEN (22'9 x 18'4) Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, dishwasher, oven and grill, four ring gas hob with tiled splashback and extractor hood above. UPVC double glazed windows and UPVC double glazed French doors to the rear, wood effect laminate flooring, coving to the ceiling and two radiators. Doors to garage, cloakroom and lounge.



DINING KITCHEN

CLOAKROOM Two piece suite comprising WC and wash hand basin. Wood effect laminate flooring, radiator and UPVC double glazed frosted window to the side.

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LOUNGE (22'5 x 11'8) UPVC double glazed window to the front, coving to the ceiling, radiator and marble fireplace housing an electric fire.



LOUNGE

FIRST FLOOR

LANDING UPVC double glazed window to the side, loft access, doors to bedrooms and bathroom.

BEDROOM 1 (12' x 10') UPVC double glazed window to the front, radiator, coving to the ceiling and fitted wardrobes with mirror fronted sliding doors.

BEDROOM 2 (12' x 9'8) UPVC double glazed window to the rear, radiator and coving to the ceiling.



BEDROOM 1



BEDROOM 2

BEDROOM 3 (8'3 x 6') UPVC double glazed window to the front, radiator and built-in storage cupboard.

BATHROOM (8'4 x 7') Four piece suite comprising walk-in shower, panelled bath, wash hand basin and WC. Tile effect vinyl flooring and heated towel rail.

OUTSIDE Tarmac driveway to the front of the property with lawn, gravelled areas, trees, shrubs and EV charging point. South facing paved rear garden incorporating gravelled areas, raised floral borders, garden shed and outside tap.

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GARAGE (17'8 x 9') Electric roller door, plumbing for washing machine, Baxi boiler and UPVC double glazed frosted door to the rear garden.

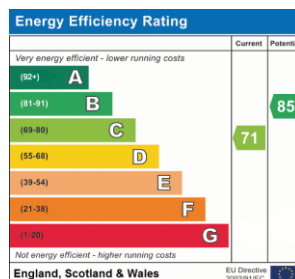


REAR OF THE PROPERTY

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band C.

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.



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