



EDEN STREET, CARLISLE CA3 9LR

GUIDE PRICE £275,000

Located in the sought-after area of Stanwix, this unique yet charming Grade II listed townhouse, abundant with original features, is light, airy and well-presented, benefitting from two generous reception rooms, three spacious bedrooms, courtyard and lawned garden. NO ONWARD CHAIN. EPC Rating D.

- 3 Bedroom Townhouse
- Well Presented
- No Onward Chain
- Attractive Courtyard
- Lawned Garden with Terrace

Hallway

Spacious hallway with solid wood floors, radiator and stairs to the second and ground floors. Door to living room and to:

Front Reception Room

w: 12' 2" x l: 10' 2"

3.71m x 3.10m Generous front reception room featuring fireplace with multi fuel stove, window to the front elevation, one radiator, solid wood floors and painted double door cupboards.

Rear Reception Room

w: 16' 7" x l: 12' 11"

5.06m x 3.93m (measurement includes chimney breast) Fabulous light and airy reception room with two large windows (with shutters) providing views of the garden. The room also features a marble fireplace with working fire, solid wood floors and one radiator.

FIRST FLOOR

Generous landing area with doors to the airing cupboard, bathroom, rear bedroom and:

Bedroom 1

w: 14' 11" x l: 12' 1"

4.55m x 3.69m Well-proportioned master bedroom featuring two large windows to the front elevation, original fireplace, solid wood floors, two built-in wardrobes and one radiator.

Bedroom 2

w: 9' 9" x l: 13'

3.95m x 2.97m (measurements include chimney breast) The rear bedroom containing window to the rear elevation, original fireplace and one radiator.

Bathroom/WC

The upstairs bathroom which features a bath with mains-fed shower, WC, vanity unit with wash hand basin, chrome towel radiator and window to the rear elevation.

LOWER GROUND FLOOR

Inner hallway which leads to the back door, downstairs bathroom, kitchen and:

Bedroom/Dining Room

w: 11' 9" x l: 10' 7"

3.58m x 3.23m The downstairs bedroom which could also be used as a dining room or office. The room features a large stone fireplace with multi fuel stove, one radiator, window to the front elevation and solid wood flooring.

Bathroom/WC

The downstairs bathroom which features a bath with electric shower, WC, wash hand basin and extractor fan.

Kitchen

3.86m x 3.59m (measurements include kitchen units) Featuring a variety of grey wooden wall and base units with granite worktops and grey tile splash backs. Includes integrated stainless steel sink, gas hob, electric oven, extractor fan and dishwasher. The washing machine and fridge freezer are also included. Window looking out to courtyard garden, wood effect flooring, as well as a separate cupboard in the adjoining hallway.

Rear Garden

The rear garden is comprised of two separate areas:

Courtyard

A delightful seating area which acts as an excellent sun trap. Additional storage is provided by two separate stores through the two green doors. Balcony above which is accessed up the steps via the garden.

Garden

A well-maintained and pleasant lawned garden with planted beds either side. Terrace area to the rear with shed and gates to the rear lane. Access to the balcony above the courtyard via a gate.

Agents Note

The property is co-owned by an employee of Arnison Heelis.

Tenure

We understand that the tenure of the property is freehold but Title Deeds have not been examined.

Services

Mains water, gas, electricity and drainage. Telephone and fibre broadband.

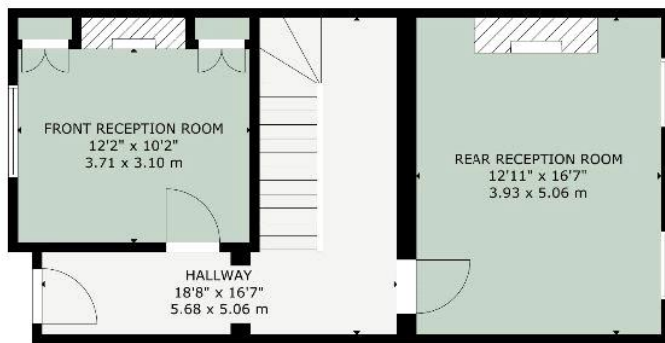
Agents Note

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

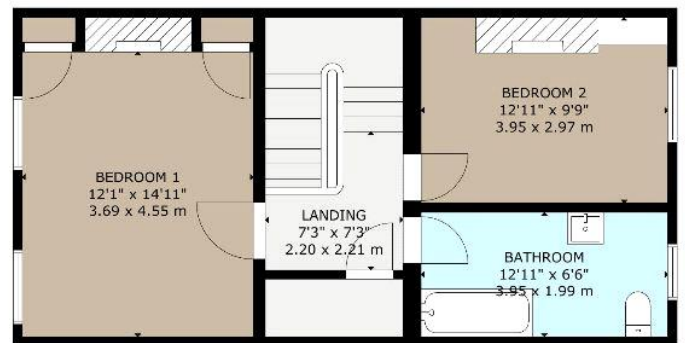
A comprehensive Material Information summary is available upon request.



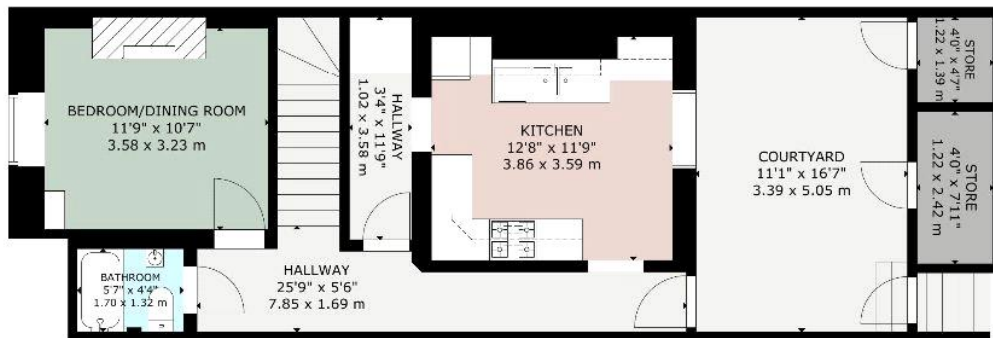
EDEN STREET, CARLISLE CA3 9LR
GUIDE PRICE £275,000



GROUND FLOOR

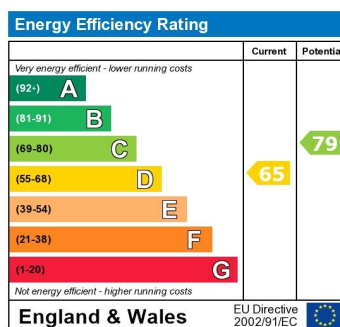


FIRST FLOOR



LOWER GROUND FLOOR

GROSS INTERNAL AREA
TOTAL 154 m²/1,654 sq ft
LOWER GROUND FLOOR: 49 m²/531 sq ft, GROUND FLOOR: 52 m²/556 sq ft, FIRST FLOOR: 53 m²/567 sq ft
EXCLUDED AREAS: STORE: 5 m²/52 sq ft, COURTYARD: 17 m²/184 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.