



Eden Place

Carlisle, CA3 9JQ

Guide Price £260,000



- No Onward Chain
- Excellent Scope to Modernise, Enhance and Add Value
- Two Reception Rooms and Fitted Kitchen
- First Floor Family Bathroom
- On-Street Parking

- Spacious End Terrace House in Popular Stanwix Location
- Showcasing Attractive Retained Period Features
- Three Good-Sized Bedrooms
- Front Forecourt Garden plus Compact Rear Garden
- EPC - D

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Offered to the market with no onward chain, this spacious three-bedroom end-terrace property occupies a sought-after position within Stanwix and presents an exciting opportunity for buyers looking to create a truly special home.

Rich in character, the home showcases a range of attractive retained period features, complemented by high ceilings throughout and generous accommodation with excellent scope to modernise, enhance and add value. The ground floor includes two reception rooms, comprising a formal living room with an attractive wood-burning stove set within the chimney breast, together with an elegant dining room and fitted kitchen. A welcoming hallway with vestibule provides an impressive first impression, with a beautiful retained staircase rising to a split-level landing. To the first floor, there are three good-sized bedrooms and a family bathroom, with decorative fireplaces retained in two of the bedrooms and the bathroom itself, further adding to the home's charm. Externally, the property is complemented by a front forecourt garden and compact rear outside space, providing a pleasant, manageable area to enjoy, while ample on-street parking is available within the vicinity. Combining period charm, spacious accommodation, a desirable Stanwix location and exciting future potential, this is a superb opportunity in one of Carlisle's most established residential areas.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - C.

Stanwix is widely regarded as one of Carlisle's most desirable residential areas, enjoying an elevated position to the north of the city and offering an excellent balance of convenience, connectivity and lifestyle appeal. Popular with a wide range of buyers, the area benefits from a strong selection of local amenities including shops, supermarkets, cafés, schools and healthcare services, while Carlisle city centre is just a short distance away for a more extensive choice of retail, dining and professional services. For those needing to commute, Stanwix is particularly well placed with easy access to the M6 and A69, together with Carlisle railway station providing excellent wider connections on the West Coast Main Line. The area also offers plenty in terms of leisure, with attractive nearby green spaces, riverside walks and easy access to Carlisle's broader range of fitness, recreational and cultural facilities, making Stanwix a highly appealing location for those seeking a well-connected and established place to call home.

Tel: 01228 584249

GROUND FLOOR:

VESTIBULE

Entrance door from the front, and an internal door to the hallway.

HALLWAY

Internal doors to the living room, dining room and kitchen, radiator, and stairs to the first floor landing with an under-stairs cupboard.

LIVING ROOM

Double glazed window to the front aspect, double glazed window to the side aspect, radiator, and a wood-burning stove set within the chimney breast.

DINING ROOM

Two double glazed windows to the side aspect, radiator, and a period fireplace with gas fire.

KITCHEN

Fitted base, wall and drawer units with worksurfaces and tiled splashbacks above. Freestanding cooker, space with plumbing for a washing machine, space with plumbing for a dishwasher, one and a half bowl stainless steel sink with mixer tap, recessed larder/cupboard with shelving internally, internal door to the rear porch, and two double glazed windows to the side aspect.

REAR PORCH

Tiled flooring, cold-water tap, stable-door style external door to the rear garden, and a double glazed window to the rear aspect.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and bathroom, and a loft-access point.

BEDROOM ONE

Double glazed window to the front aspect, double glazed window to the side aspect, radiator, and a decorative fireplace.

BEDROOM TWO

Double glazed window to the side aspect, radiator, and a decorative fireplace.

BEDROOM THREE

Double glazed window to the front aspect, and a radiator.

BATHROOM

Three piece suite comprising a WC, counter-top wash basin, and a bathtub with hand shower attachment. Part-tiled walls, chrome towel radiator, recessed lighting, decorative fireplace, recessed cupboard with wall-mounted gas boiler internally, and an obscured double glazed window.

EXTERNAL:

Front Garden:

To the front of the property is a forecourt garden, with pathway from the pavement to the front door.

Rear Garden:

To the rear of the property is an enclosed garden area with pedestrian access gate to the rear. The neighbouring property has a right of access over the rear garden.

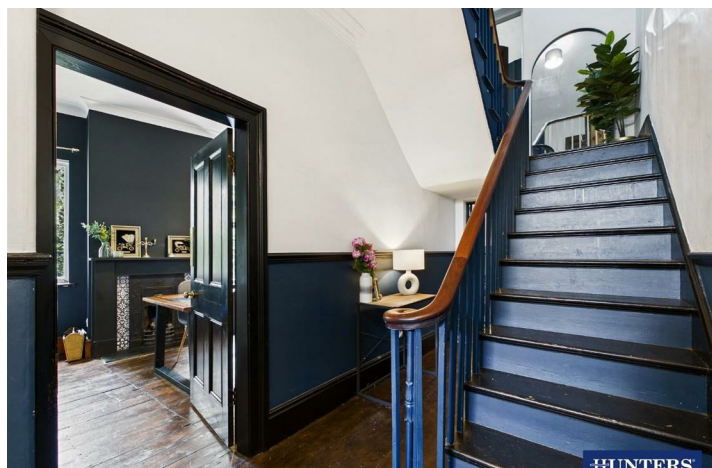
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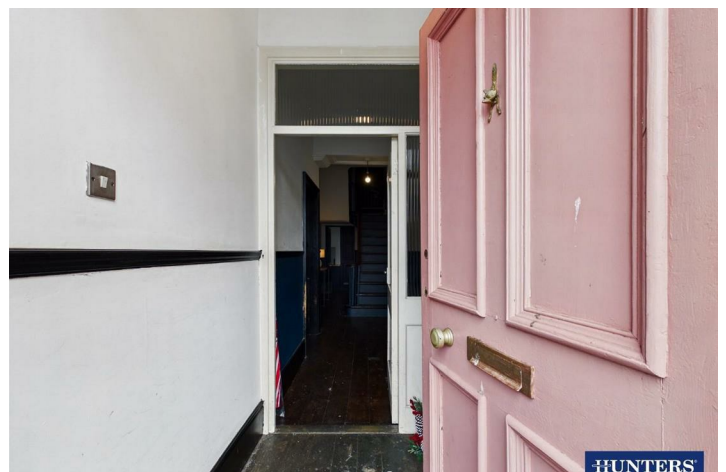
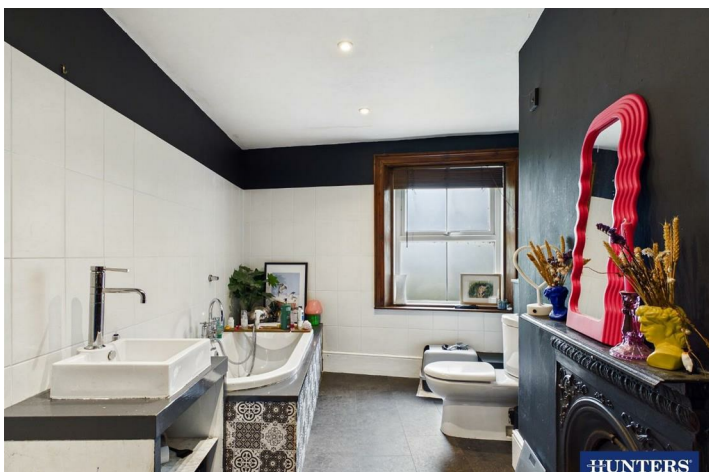
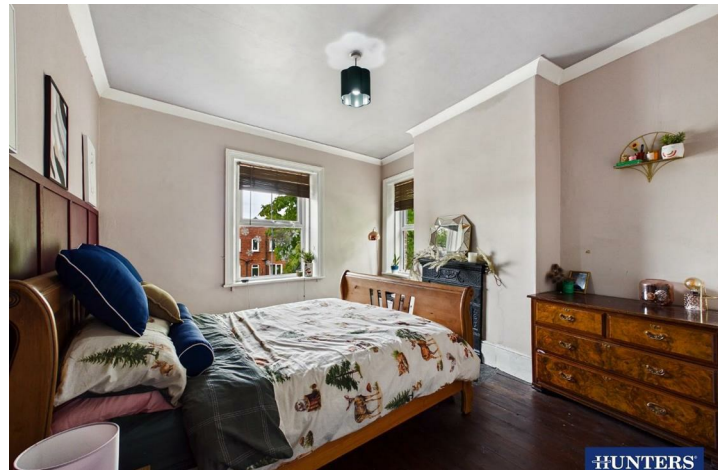
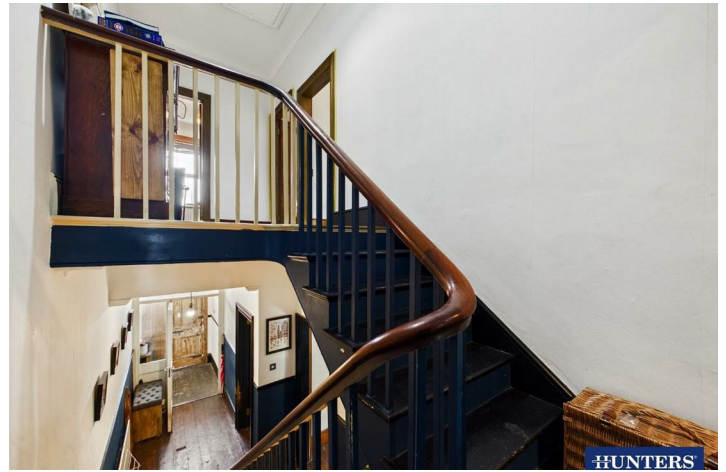
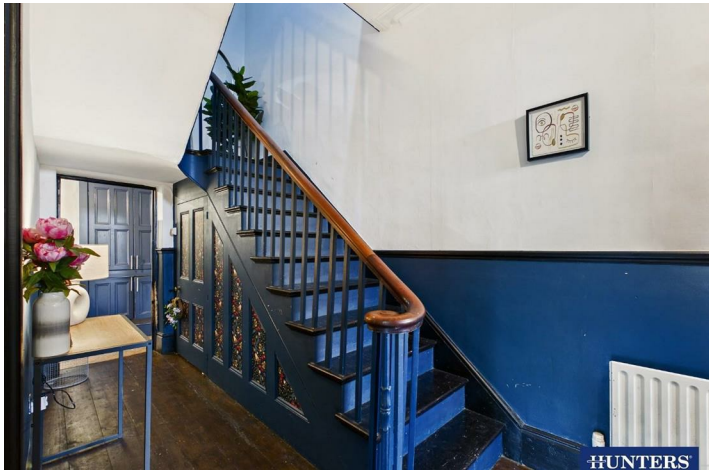
For the location of this property, please visit the What3Words App and enter - [///dots.call.drums](https://www.what3words.com/call/drums)

AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

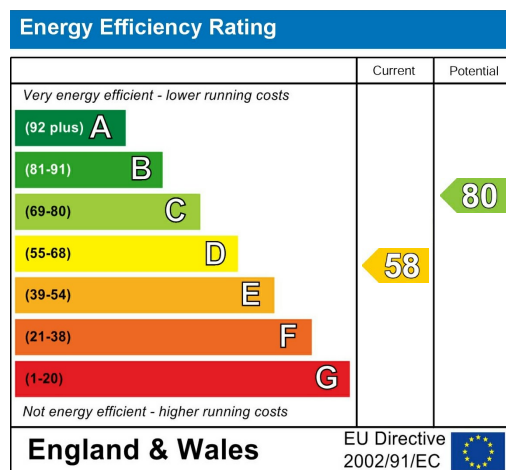
Floorplan







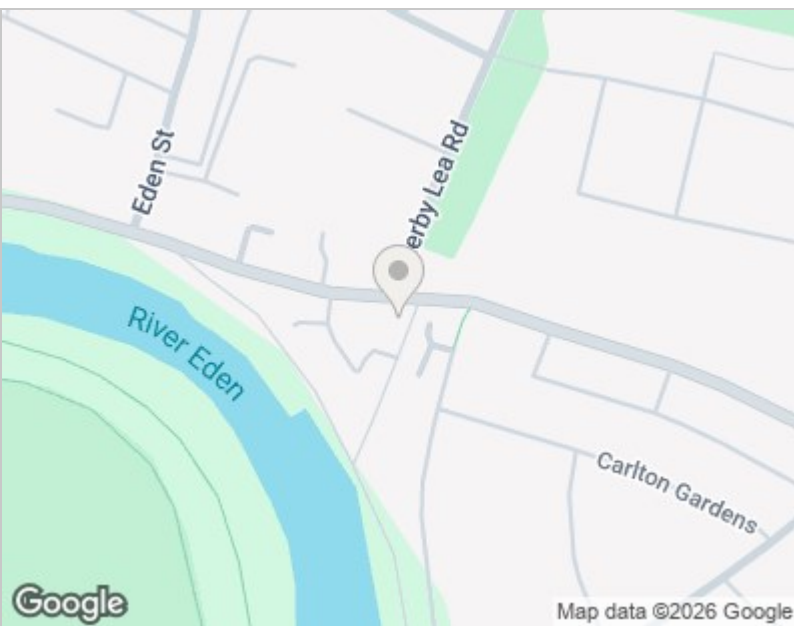
Energy Efficiency Graph



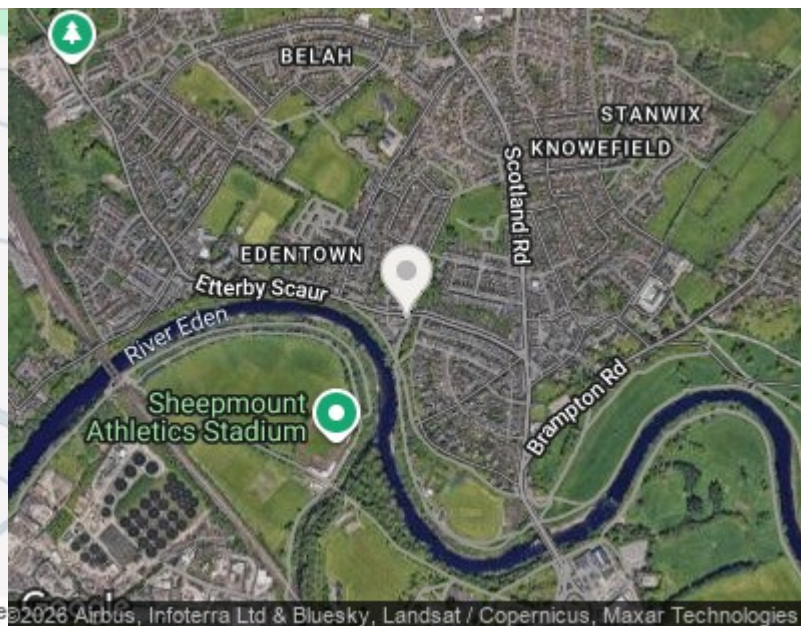
Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
<https://www.hunters.com>

