



20 The Garth, Crosby on Eden, Carlisle, CA6 4QS

£175,000

**Tiffen & Co
estate agents 1893**



PROPERTY OVERVIEW

When you book a viewing at this house you will find that the journey begins before you even step inside. Located in the popular village of Crosby-On-Eden this property is located in a corner of a quiet cul-de-sac and as so it occupies larger than average plot.

As you enter this house into its spacious hallway the first thing that grabs your attention is the high gloss tiled flooring which flows through the hall and into the kitchen and utility room. There is also a door that leads into the main living room, this room has uPVC double glazed windows overlooking the front garden, a radiator and a wood burning stove fitted into a fireplace.

The kitchen and the sun room beyond really are the heart of this family home. The kitchen features a range cooker, wall and base units with complimentary counter tops and access into the sun room and the utility area. The utility area also has a cloakroom with WC, wash hand basin and tiled flooring.

The sun room is a very impressive space and really does have the WOW factor. With oak flooring, radiator, skylights and also doors leading out to the large rear garden.

To the first floor are the three bedrooms, two of which are good size doubles facing the front and rear of the house respectively. The third bedroom is a good single with fitted storage cupboard. The bathroom is a three piece suite comprising a bath with shower over, WC, wash hand basin and vinyl flooring.

Externally, to the front is a garden area. To the rear is a good size garden with patio, shed, green house and outbuilding which also houses the washing machine.

Overall this is a fabulous family home and really must be viewed to be appreciated. Being sold with the benefit of having No Onward Chain.

ENTRANCE HALL

LOUNGE 14' 10" x 11' 03" (4.52m x 3.43m)



KITCHEN 14' 06" x 9' 04" (4.42m x 2.84m)

UTILITY

CLOAKROOM

SUN ROOM 13' 05" x 12' 03" (4.09m x 3.73m)

LANDING

BEDROOM 12' 08" x 10' 05" (3.86m x 3.18m)

BEDROOM 12' 07" x 11' 04" (3.84m x 3.45m)

BEDROOM 8' 00" x 9' 05" (2.44m x 2.87m)

BATHROOM 8' 11" x 5' 00" (2.72m x 1.52m)



SERVICES Mains, water, electricity and drainage. Gas central heating from a Calor bottles and a boiler (not tested) serving radiators as indicated.

Council Tax Band: B



EPC Graph

EPC WILL BE HERE ONCE COMPLETE.

Floorplan

FLOORPLAN WILL BE HERE ONCE COMPLETE



Please note: The mention of any appliances and/or services within these particulars does not imply that they are in full, efficient working order.
All internal measurements are approximate and are cited to the nearest 3 inches.

