



4 West Avenue

Carlisle, ML3 5AE

**Offers over £205,000**

**CLOSING DATE SET**

MONDAY 2ND NOVEMBER AT NOON

An exclusive and outstanding detached traditional villa, circa 1900, located within one of Carlisle's most exclusive and sought after areas. Upgrade required to turn this property into a truly stunning family home.

Rarely available and with a host of traditional features including ornate cooving, cornice, ceiling roses and stained glass, early internal viewing is highly recommended to appreciate the size, style and potential on offer.

The accommodation is formed over two levels and comprises on the ground floor, entrance vestibule with grand reception hall and balustrade stairway, formal lounge, sitting room with bay window, dining kitchen with a study and three large storage and pantry rooms leading off, utility room and small wc.

On the upper level are four great sized bedrooms, bathroom, separate wc and walk in linen cupboard.

The property's windows are mainly single glazed bar two bedrooms, oil central heating is provided to the downstairs of the house and a garage is situated within the rear garden. EPC F

Set within an extensive plot of large private maintained landscaped garden grounds and within walking distance to the Town Centre.

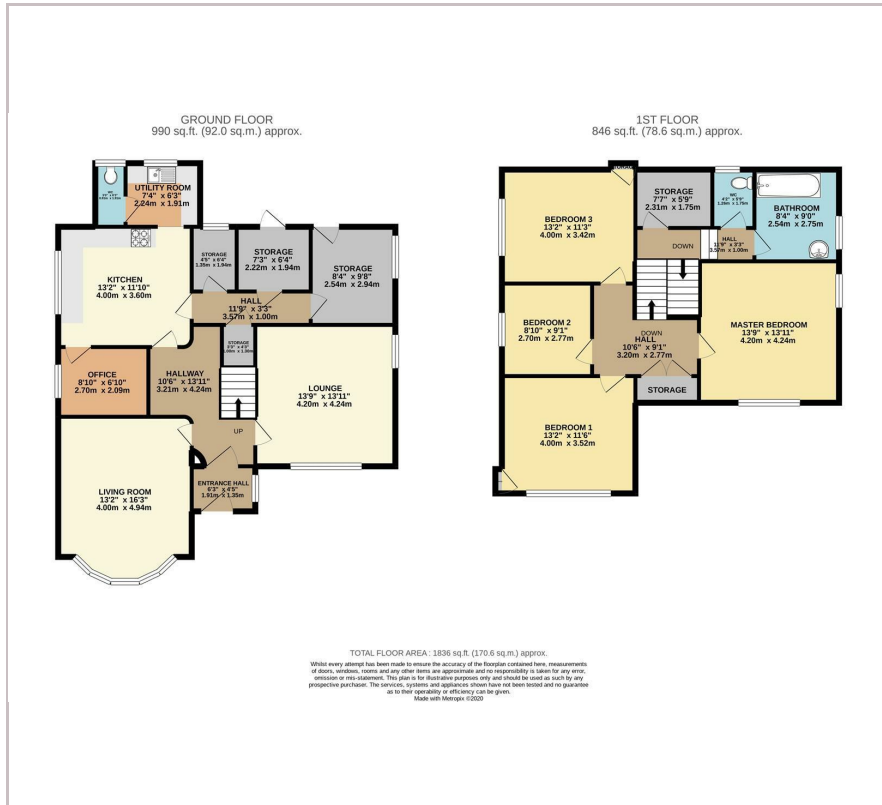
- FABULOUS TRADITIONAL VILLA
- UPGRADE REQUIRED
- LANDSCAPED LARGE GROUNDS
- SOUGHT AFTER LOCATION
- 2 PUBLIC ROOMS
- 4 BEDROOMS
- FANTASTIC POTENTIAL
- TRADITIONAL FEATURES

**Viewing**

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph



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