

Cumbrian Properties

72 Richardson Street, Denton Holme



Price Region £140,000

EPC-D

Terraced property | No onward chain
2 reception rooms | 2 double bedrooms | First floor bathroom
Utility & cloakroom | Off-street parking

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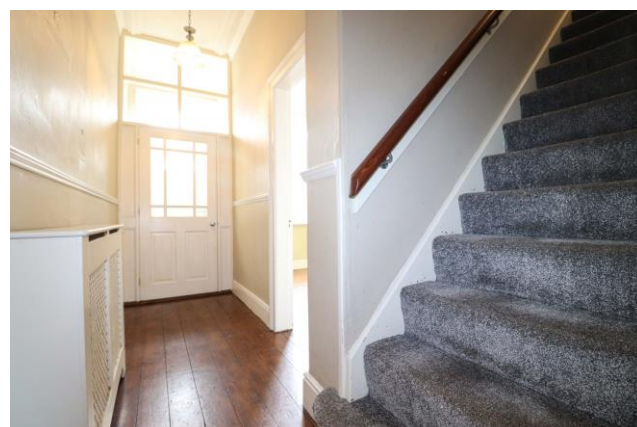
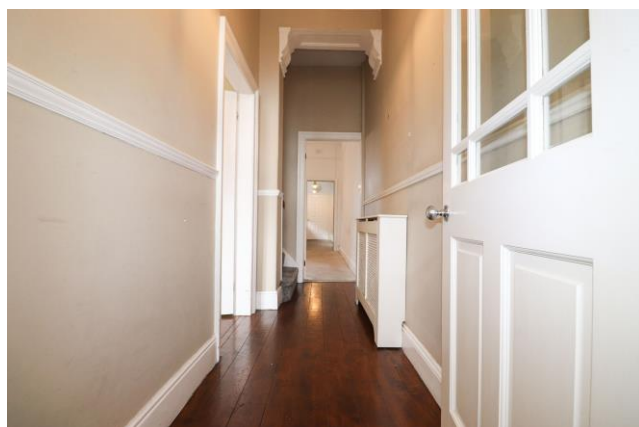
This spacious, two double bedroom, two reception room, terraced property retains many original features throughout and offers off-street parking and an open aspect to the rear over the playing fields behind. The accommodation is double glazed and gas central heated and briefly comprises vestibule, entrance hall, lounge with original open fire and wooden floorboards, sitting room with built-in storage, kitchen and separate utility/cloakroom. To the first floor there are two double bedrooms, both with fitted storage, and a spacious three piece bathroom. Located within easy walking distance of the local shops and schools in Denton Holme and just a ten minute walk into the city centre, the property would appeal to first time buyers, downsizers and buy to let investors. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Composite front door into vestibule.

VESTIBULE Wood flooring, original coving and glazed door into entrance hall.

ENTRANCE HALL Doors to lounge and sitting room, staircase to the first floor, original coving and cornice, wood flooring and radiator.



ENTRANCE HALL

LOUNGE (12'5 max x 10' max) Original cast iron open fireplace on a stone hearth, double glazed window to the front, original coving and ceiling rose, built-in storage, radiator and wood flooring.



LOUNGE

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SITTING ROOM (15' max x 13' max) Understairs storage, built-in cupboard housing the combi boiler, radiator, double glazed window to the rear and door to kitchen.



SITTING ROOM

KITCHEN (14'4 x 6'4) Fitted kitchen incorporating solid wood base units, electric oven and grill with four ring hob and extractor hood above, space for fridge freezer, one and a half bowl stainless steel sink with mixer tap, two double glazed windows, tiled splashbacks, tile effect flooring, radiator and door to the rear hall.



KITCHEN

REAR HALL Door to utility/cloakroom, tile effect flooring and UPVC door to the rear yard.

UTILITY/CLOAKROOM (6' x 4'4) Plumbing for washing machine, WC and wash hand basin, frosted glazed window, radiator and tile effect flooring.



UTILITY/CLOAKROOM

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FIRST FLOOR

LANDING Doors to both bedrooms and bathroom. Original stained glass skylight.

BEDROOM 1 (14'9 max x 12'6 max) Built-in wardrobe, double glazed window to the front, radiator and wood flooring.



BEDROOM 1

BEDROOM 2 (13' x 6'5) Built-in wardrobe, double glazed window to the rear with an open aspect over the playing field, radiator and wood flooring.



BEDROOM 2

BATHROOM (10' x 7'7) Three piece suite comprising shower over panelled bath, wash hand basin and WC. Part boarded walls, frosted glazed window, wood flooring and radiator.



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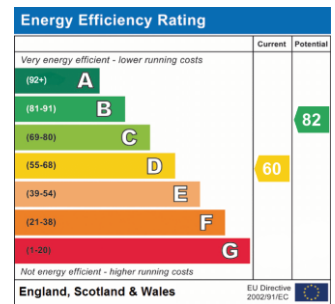
OUTSIDE Generous rear yard with vehicle access providing off-street parking. Residents permit parking is available to the front of the property.



REAR YARD



OPEN ASPECT



TENURE We are informed the tenure is Freehold.

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

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.