

Cumbrian Properties

13 Newtown Close, Carlisle



Price Region £120,000

EPC-F

End-terraced property | Ideal first time buy
Lounge with log burning stove | 2 bedrooms | 1 bathroom
Generous gardens | Immaculately presented | Cul de sac location

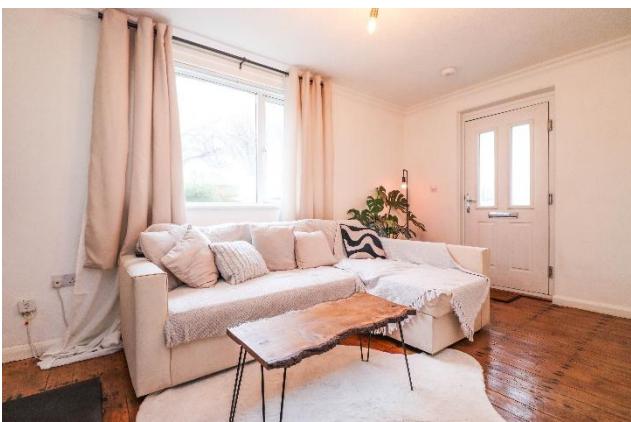
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This immaculately presented two bedroom end-terraced property, is situated on a generous plot with lawned gardens and parking. Situated in a quiet cul-de-sac location to the West of the city, the property has been recently refurbished and also with the added benefit of a new roof, fully rewired and a new combi-boiler and central heating system installed 1 year ago. Comprising lounge with cosy log burning stove and original wooden floorboards, dining kitchen with plenty of storage and access to the rear garden, a stylish three piece shower room and two bedrooms, with fitted storage to the master and both with original wooden floorboards. Externally, there are generous gardens providing plenty of space to relax and enjoy the outdoors along with residents parking. Located less than a five minute walk to local shops and schools, within close proximity to Cumberland Infirmary and on regular bus routes to the city centre, the property would make an ideal first time buy or buy to let investment.

The accommodation with approximate measurements briefly comprises:

Entry through composite front door into the lounge.

LOUNGE (15'4 max x 10' max) Cosy log burning stove set on a tiled hearth with wooden lintel above, double glazed window to the front, wood flooring, radiator, coving to the ceiling and ceiling rose, door to the staircase and door to the dining kitchen.



LOUNGE

DINING KITCHEN (12' x 8') Fitted kitchen incorporating freestanding gas oven, grill and four burner hob, plumbing and space for washing machine, stainless steel sink with mixer tap, wood effect worksurfaces and tiled splashback, radiator, tile effect flooring, coving to the ceiling, double glazed window to the rear, UPVC door to the rear garden and understairs storage.



FIRST FLOOR

LANDING Doors to the bathroom, step up and doors to both bedrooms, built in storage cupboard and loft access.



LANDING

BEDROOM 1 (15'5 max x 10' max) Built-in storage cupboard housing the combi-boiler, double glazed window to the front, radiator and wood flooring.



BEDROOM 1

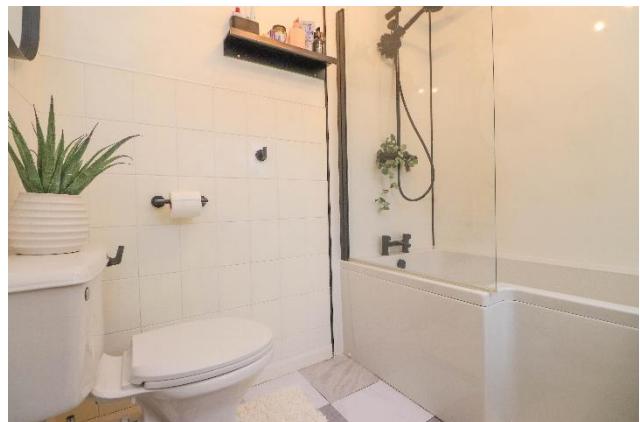
BEDROOM 2 (8'9 x 8') Double glazed window to the rear, radiator and wood flooring.



BEDROOM 2

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BATHROOM (6'6 x 5') Newly fitted (1 year) three piece suite comprising rainfall shower over panelled bath, wash hand basin and WC. Boarded and tiled splashbacks, frosted glazed window and tile effect flooring.



BATHROOM

OUTSIDE To the front of the property is a generous lawned garden with patio seating area and residents parking. To the rear of the property is a low maintenance paved garden with garden shed and external water supply.



FRONT OF THE PROPERTY



REAR OF THE PROPERTY

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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.

