

Cumbrian Properties

47 Greystone Road, Carlisle



Price Region £120,000

EPC-

Mid-terraced property | South facing rear yard
2 reception rooms | 2 double bedrooms | Well-presented
Ideal first time buy or buy to let investment

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POTENTIAL OF NO ONWARD CHAIN.

An immaculately presented, two double bedroom, two reception room property with a south facing rear yard is situated in a popular residential area within walking distance of the town centre and briefly comprises entrance hall, two reception rooms, kitchen, inner hall and four piece bathroom. To the first floor there are two double bedrooms both with original fireplaces (decorative purpose only). Front forecourt and low maintenance rear yard laid to decking with outhouse.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Radiator, coving to the ceiling, dado rail and wooden flooring. Doors to lounge and dining room, staircase to the first floor.



ENTRANCE HALL

RECEPTION ROOM 1 (11'9 x 11') UPVC double glazed window to the front, coving to the ceiling, picture rail and radiator.



RECEPTION ROOM 1

RECEPTION ROOM 2 (14'7 x 12') UPVC double glazed window to the rear, ceiling rose, picture rail, coving to the ceiling, radiator, fireplace (currently not in use), shelved understairs storage cupboard and door to kitchen.

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RECEPTION ROOM 2

KITCHEN (9'3 x 7'9) Fitted kitchen incorporating a stainless steel sink with mixer tap, four ring gas hob with extractor hood above and electric oven below, plumbing for washing machine, UPVC double glazed window to the side, wood effect laminate flooring and door to inner hall.



KITCHEN

INNER HALL Wood effect laminate flooring, coving to the ceiling, radiator, door to bathroom and door to rear yard.

BATHROOM (8'8 x 7') Four piece suite comprising panelled bath, walk-in shower with fully tiled walls, pedestal wash hand basin and WC. Tiled splashbacks, coving to the ceiling, wood effect laminate flooring and two UPVC double glazed windows to the rear.



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FIRST FLOOR LANDING Doors to both bedrooms.

BEDROOM 1 (15' x 11'9) UPVC double glazed window to the front, original fireplace (decorative purpose only), radiator and built-in shelved cupboard with access to the part boarded loft.



BEDROOM 1

BEDROOM 2 (15' x 11'7) UPVC double glazed window to the rear, radiator, original fireplace (decorative purpose only) coving to the ceiling, picture rail and cupboard housing the Worcester boiler.



BEDROOM 2

OUTSIDE Front forecourt laid to decorative gravel and low maintenance rear yard with raised decked area and outhouse. Residents on-street parking permit is available.

TENURE We are informed the tenure is Freehold.

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

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REAR OF THE PROPERTY

PLEASE NOTE As of January 2024 the following work has been carried out on the property:

- Repointing of front and rear chimney stacks
- New lead flashing to both chimney stacks
- Ridge tiles repointed
- Replacement slates on front and back
- Replacement slates on extension
- Gutters cleared and repainted (front, back and extension)

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.

