

Cumbrian Properties

98 Henderson Road, Carlisle



Price Region £120,000

EPC-

End terraced property | Popular residential area
1 reception room | 3 bedrooms | 1 bathroom
Garden room | Front & rear gardens | Driveway

01228 599940

2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 98 HENDERSON ROAD, OFF BLACKWELL ROAD, CARLISLE

This three bedroom end terraced property is gas central heated and double glazed throughout and is sold with the benefit of no onward chain. The accommodation briefly comprises of vestibule, lounge and dining kitchen. To the first floor there are three bedrooms, two of which are double, and a modern three piece family bathroom. To the rear of the property is a fence enclosed garden with lawn, laid shillies, paved patio area and garden room which could be used for multiple purposes. Front walled garden with driveway parking and lawned area. This property would ideally suit a first time buyer or a property investor as a buy to let opportunity.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC double glazed door into vestibule.

VESTIBULE Wood effect laminate flooring, radiator, staircase to the first floor and doorway leading into lounge.

LOUNGE (13'4 x 12') Double glazed window to the front, gas fire with marble mantelpiece, fitted cupboards and drawers, dado rail and understairs storage cupboard housing the gas boiler. Door to dining kitchen.



LOUNGE

DINING KITCHEN (17'10 x 8'10) Fitted kitchen incorporating single bowl stainless steel sink unit with drainer and mixer tap, perspex splashbacks, built in electric oven and grill, four burner gas hob with overhead extractor, plumbing for washing machine. Wood effect laminate flooring, radiator, wood panelled walls to dining area, double glazed windows and UPVC double glazed door to the rear garden.



DINING KITCHEN

3/ 98 HENDERSON ROAD, OFF BLACKWELL ROAD, CARLISLE

FIRST FLOOR LANDING Double glazed window to the side, loft access and doors to bedrooms and bathroom.

BEDROOM 1 (12' x 8'6) Double glazed window to the front and radiator.



BEDROOM 1

BEDROOM 2 (12' x 8'9) Double glazed window to the rear and radiator.



BEDROOM 2

BEDROOM 3 (8'8 x 9') Double glazed window to the front and radiator.



BEDROOM 3

4/ 98 HENDERSON ROAD, OFF BLACKWELL ROAD, CARLISLE

FAMILY BATHROOM (8'6 x 5'5) Three piece suite comprising low level WC, vanity unit wash hand basin and panelled bath with electric shower over. Aqua panelling to walls, heated towel rail, panelled ceiling, tile effect laminate flooring and double glazed frosted window to the rear.



FAMILY BATHROOM

OUTSIDE Front walled garden comprising of lawned area, shillied driveway and block paving. To the rear of the property is a fence enclosed garden mainly laid to lawn with shillied area, laid flagstones, water tap, shillied borders and garden room.

Note – the neighbours have right of access across the rear of the property.



REAR GARDEN / GARDEN ROOM

GARDEN ROOM (10'5 x 7'10) Timber framed double glazed windows to the front, power supply, wood effect laminate flooring and also incorporates a secure storage area. The garden room could be utilised for a multiple of uses such as an office, gym, sun room or play room.



REAR GARDEN

5/ 98 HENDERSON ROAD, OFF BLACKWELL ROAD, CARLISLE

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in 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.



EPC TO FOLLOW

reasons to sell with us...

more than

455

properties listed in our
Carlisle office

more than

390

properties sold from
our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
from 31/01/2023 - 31/01/2024, CA1 to CA8

Celebrating over 30 years
on your high street

www.cumbrian-properties.co.uk

