

Cumbrian Properties

8 Lindisfarne Court, Carlisle



Price Region £110,000

EPC-D

Terraced property | Popular residential area
New kitchen & bathroom | 2 bedrooms | FF bathroom
Low maintenance garden and parking

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This immaculately presented two double bedroom terraced property has new floor coverings throughout and a newly fitted kitchen and bathroom. Located in a quiet courtyard just a stones throw from the city centre amenities, the double glazed and electric heated accommodation comprises entrance porch, lounge with electric fire, a spacious dining kitchen with access to the rear garden, two bedrooms and a modern three piece bathroom. Externally the property has a low maintenance gravelled garden to the rear and residents parking to the front of the property alongwith outside storage. This property would make an ideal first time buy, downsize or buy to let investment having been successfully rented for several years and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

ENTRANCE PORCH Door to lounge.

LOUNGE (14'6 max x 14' max) Built in storage cupboard, pebble effect electric fire, two electric heaters, coving to ceiling and double glazed window to the front. Door to dining kitchen.



LOUNGE

DINING KITCHEN (14' max x 11' max) Newly fitted kitchen incorporating an electric oven and four burner hob, stainless steel sink with mixer tap, white high gloss wall and base units, tiled splashbacks, plumbing for washing machine and space for tumble dryer. Space for full height fridge/freezer, wood effect flooring, electric heater, double glazed window to the rear, glazed door to staircase to the first floor and UPVC door leading out to the rear yard.



DINING KITCHEN

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FIRST FLOOR LANDING Doors to bedrooms and bathroom, electric storage heater and access to an insulated loft.

BEDROOM 1 (14' max x 10'5 max) Built in storage cupboard housing the hot water tank, electric heater and double glazed window to the rear.



BEDROOM 1

BEDROOM 2 (14' max x 9' max) Electric storage heater and double glazed window to the front.



BEDROOM 2

BATHROOM (7'4 x 6') Newly fitted three piece suite comprising of electric shower over panelled bath, wash hand basin and low level WC. Part boarded walls, wood effect flooring and electric heater.



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OUTSIDE To the front of the property there is residents parking. Low maintenance gravelled rear garden.



REAR GARDEN

TENURE To be confirmed

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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

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on your high street

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