

Cumbrian Properties

36 Shankly Road, Denton Holme



Price Region £100,000

EPC-

Mid-terraced property | Garden and parking
1 reception room | 2 bedrooms | 1 bathroom
Popular location | No onward chain

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2/ 36 SHANKLY ROAD, DENTON HOLME, CARLISLE

A two double bedroom, mid-terraced property with generous garden and off-street parking situated in the popular residential area of Denton Holme. The property is double glazed and gas central heated and briefly comprises entrance hall, kitchen, dining lounge with patio doors leading out to rear garden, two double bedrooms and three piece bathroom. Externally to the front of the property is off-street parking for one vehicle and spacious garden to the rear left as a blank canvas for the purchasers to put their own stamp on. Situated just a five minute walk to local amenities, pleasant riverside walks and a fifteen minute walk to the city centre. The property would suit first time buyers, investors and those looking to downsize and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Staircase to the first floor, doors to dining lounge and kitchen, understairs storage cupboards and radiator.



ENTRANCE HALL

KITCHEN (8'8 max x 6'6 max) Fitted kitchen incorporating freestanding oven and hob, plumbing for washing machine, sink unit with mixer tap, gas combi boiler, double glazed window to the front, tiled splashbacks, tile effect flooring and radiator.



KITCHEN

DINING LOUNGE (14'6 x 13') Radiator and double glazed sliding patio doors leading out to the rear garden.

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DINING LOUNGE

FIRST FLOOR

LANDING Doors to bedrooms and bathroom. Loft access.

BEDROOM 1 (11' max x 8'8 max) A range of fitted wardrobes, built-in over stairs storage, two double glazed windows and radiator.



BEDROOM 1

BATHROOM (6'6 x 6') Three piece suite comprising panelled bath, wash hand basin and WC. Tiled splashbacks, tile effect flooring and radiator.



BATHROOM

BEDROOM 2 (13' x 7'8) Double glazed window to the rear with radiator below.

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BEDROOM 2

OUTSIDE To the front of the property is off-street parking for one vehicle. To the rear is a generous garden with flagged stone patio area.



REAR GARDEN

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.

EPC TO FOLLOW

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455

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Carlisle office

more than

390

properties sold from
our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

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4.9/5 Google Rating

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

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