

# Cumbrian Properties

25 Linton Street, Carlisle



Price Region £85,000

EPC-D

Mid-terraced property | Close to city centre  
2 reception rooms | 2 double bedrooms | Ground floor bathroom  
Enclosed rear yard | No onward chain

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A two double bedroom, two reception room, mid-terraced property, requiring some cosmetic attention, situated within close proximity to local amenities and within walking distance of the city centre. The double glazed and gas central heated accommodation briefly comprises lounge, dining room with open staircase to the first floor, kitchen, inner hall and ground floor bathroom. To the first floor there are two double bedrooms. Enclosed rear yard. Sold with the benefit of no onward chain. Ideally suited to the first time buyer or investor in the buy to let market.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into the lounge.**

**LOUNGE (13' x 10')** UPVC double glazed window to the front, built-in storage cupboard, fireplace housing a log effect electric fire, radiator and door to dining room.



LOUNGE

**DINING ROOM (14' x 13')** UPVC double glazed window to the rear, radiator, understairs storage cupboard, open staircase to the first floor and access to the kitchen.



DINING ROOM

**KITCHEN (14' x 8')** Fitted kitchen incorporating sink unit with mixer tap, four ring gas hob with extractor hood above, electric oven and grill, plumbing for washing machine. UPVC double glazed window to the rear yard, boiler, wood panelled ceiling, tile effect vinyl flooring, radiator and door to inner hall.

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KITCHEN

**INNER HALL** Tile effect vinyl flooring, shelving, UPVC door to the rear yard and door to bathroom.

**BATHROOM (7' x 6')** Three piece suite comprising shower above panelled bath, low level WC and wash hand basin. Tile effect vinyl flooring, radiator, tiled walls, panelled ceiling and UPVC double glazed frosted window to the rear yard.



BATHROOM

**FIRST FLOOR**

**LANDING** Doors to both bedrooms. Loft access.

**BEDROOM 1 (13' x 11'7)** UPVC double glazed window to the front and radiator.



BEDROOM 1

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**BEDROOM 2 (13' x 10')** UPVC double glazed window to the rear, radiator and built-in wardrobes.



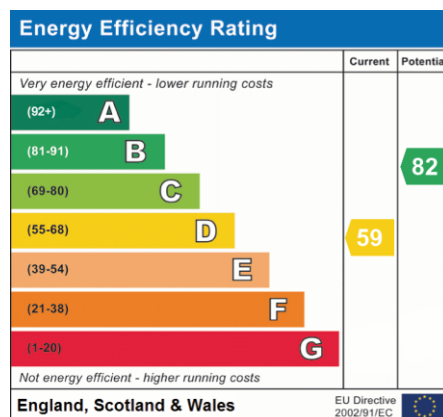
BEDROOM 2

**OUTSIDE** Enclosed rear yard with gated access to the rear lane.

**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.



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**390**

properties sold from  
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we sold

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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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