

Cumbrian Properties

44 Bower Street, Carlisle



Price Region £118,000

EPC-D

Semi-detached | Convenient location
1 reception room | 3 bedrooms | FF bathroom
Rear garden | No onward chain

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This charming three-bedroom semi-detached property offers a comfortable and modern living space, ideal for a first-time buyer or as a lucrative investment opportunity. Upon entering, you're greeted by a welcoming entrance hall leading into a spacious lounge area, perfect for relaxation or entertaining guests. The fitted dining kitchen provides a practical and stylish hub for meals and gatherings, creating a warm and inviting atmosphere. Ascending to the first floor, you'll discover three well-proportioned bedrooms, each offering ample space for rest and relaxation. The three-piece family bathroom ensures convenience and comfort for the household. Outside, the property boasts a gated forecourt laid to shillies at the front, providing both security and low maintenance appeal. To the rear, a delightful lawned garden awaits, complete with a handy garden shed, offering a private outdoor sanctuary for leisure and recreation. Situated to the west of the city, this home enjoys proximity to the Cumberland Infirmary, as well as local shops and amenities, making daily errands and commutes effortless. With its desirable location and modern comforts, this property presents an excellent opportunity for those seeking a convenient and comfortable lifestyle.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance hall.

ENTRANCE HALL Radiator, staircase to the first floor and door to lounge.

LOUNGE (13'10 x 13'10) Double glazed window to the front, radiator, electric fire with tiled fireplace, coving to ceiling and understairs storage cupboard housing the boiler (fitted approx. 6 years ago) with double glazed frosted window to the side. Door to dining kitchen.



LOUNGE

DINING KITCHEN (17'7 x 9'3) Fitted kitchen with a 1.5 bowl sink unit with drainer and mixer tap, plumbing for washing machine, tiled splashbacks, four burner gas hob with overhead extractor, eye level oven and grill. Double glazed windows to the rear, radiator and UPVC double glazed door to the side.

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DINING KITCHEN

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

BEDROOM 1 (10'10 x 9'6) Double glazed window to the front, radiator, coving to ceiling and built in shelved storage cupboards and built in wardrobe with mirror fronted sliding doors.



BEDROOM 1

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



BEDROOM 2

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BEDROOM 3 (9' x 7') Double glazed window to the rear, radiator and coving to ceiling.



BEDROOM 3

FAMILY BATHROOM (6'3 x 6') Comprising WC with concealed cistern, wash hand basin and electric shower over panelled bath. Wood effect vinyl flooring, radiator, panelled ceiling and double glazed frosted window to the front.



BATHROOM

OUTSIDE To the front of the property is a gated garden laid to shillies. Rear garden with lawned area, timber shed, laid shillies and flagstones.



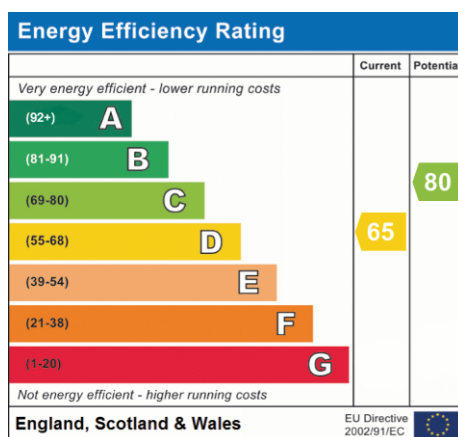
REAR GARDEN

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TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band A

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