

Cumbrian Properties

11 Weardale Road, Carlisle



Price Region £85,000

EPC-D

Semi-detached house | Front & rear garden
1 reception room | 2 bedrooms | 1 bathroom
Ideal first time buy or buy to let investment

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2/ 11 WEARDALE ROAD, CARLISLE

A two bedroom, semi-detached property situated in a cul-de-sac just off Dalston Road. The double glazed and gas central heated accommodation briefly comprises lounge with gas fire leading to the kitchen and ground floor bathroom. To the first floor there are two double bedrooms with fitted wardrobes to the master bedroom. Externally there is a low maintenance front garden and a generous gravelled garden to the rear with a flagstone patio. Situated within walking distance of the city centre and with local shops and supermarkets in close proximity this property would make an ideal first time buy or buy to let investment. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Front door into lounge.

LOUNGE (15' max x 9'6 max) Double glazed window to the front, gas fire, wood effect flooring, coving to the ceiling and radiator. Door and staircase to the first floor and door to kitchen.



LOUNGE



KITCHEN

KITCHEN (9'8 max x 9' max) Fitted kitchen incorporating a freestanding electric cooker, plumbing for washing machine and stainless steel sink with mixer tap. Tiled splashbacks, wood panelled ceiling, radiator, frosted window and double glazed window, wood effect flooring, door to the rear garden and door to bathroom.

BATHROOM (7'8 max x 5'3 max) Three piece suite comprising shower above panelled bath, WC and wash hand basin. Double glazed frosted window, part tiled walls, wood effect flooring and radiator.



BATHROOM

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FIRST FLOOR

LANDING Doors to both bedrooms, double glazed window and built-in storage cupboard.

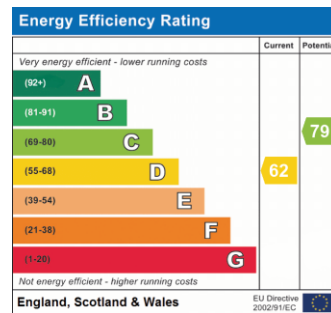
BEDROOM 1 (12'3 to fitted wardrobes x 9'6) A range of fitted wardrobes, built-in storage cupboard housing the Worcester boiler and double glazed window to the front with radiator below.



BEDROOM 1

BEDROOM 2 (10' x 9') Double glazed window to the rear and radiator.

OUTSIDE Low maintenance front garden and generous rear garden incorporating flagged patio, gravelled area and garden shed.



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.