

# Cumbrian Properties

30 Greystone Road, Carlisle



Price Region £90,000

EPC-D

Mid-terrace property | No onward chain  
1 reception room | 2 double bedrooms | Ground floor bathroom  
Ideal FTB or BTL | Close to University campus

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This two double bedroom, mid-terrace property is well-presented throughout with neutral décor and would provide an ideal first time buy or buy to let opportunity located within easy access of the University of Cumbria campus and the city centre. The gas central heated and double glazed accommodation briefly comprises lounge, dining kitchen, inner hall and ground floor bathroom. To the first floor there are two double bedrooms both with built-in storage. Outside the property benefits from a walled rear yard with pedestrian access to the rear lane and front forecourt with floral borders.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into lounge.**

**LOUNGE (13' x 10'7)** UPVC double glazed window to the front, radiator, coving to the ceiling and gas fire with marble hearth and wooden surround.



LOUNGE

**DINING KITCHEN (13'3 x 12'10)** A range of fitted units incorporating sink with drainer and mixer tap, tiled splashbacks, freestanding cooker with extractor hood above, plumbing for washing machine, Baxi boiler. UPVC double glazed window to the rear, radiator, coving to the ceiling and understairs cupboard.



DINING KITCHEN

**INNER HALLWAY (5' x 4'9)** Frosted UPVC door to the rear yard, heated towel rail, wood effect laminate flooring and coving to the ceiling.

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**BATHROOM (7' x 6')** Three piece suite comprising WC, wash hand basin with tiled splashback and panelled bath with electric shower over. Heated towel rail, frosted UPVC double glazed window to the side and coving to the ceiling.



BATHROOM

## **FIRST FLOOR**

**LANDING** Doors to both bedrooms and loft access.

**BEDROOM 1 (13' x 10'9)** UPVC double glazed window to the front, radiator, original fireplace, coving to the ceiling and built-in shelved storage cupboard with hanging rails.



BEDROOM 1

**BEDROOM 2 (11'7 x 10')** UPVC double glazed window to the rear, radiator, dado rail, coving to the ceiling and two built-in shelved cupboards with hanging rails.



BEDROOM 2

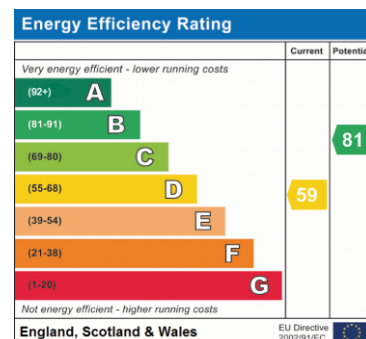
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**OUTSIDE** Low maintenance walled forecourt and enclosed rear yard with gated access to the rear lane.

**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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more than

**390**

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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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