

# Cumbrian Properties

22 Granville Road, Carlisle



Price Region £90,000

EPC-D

Mid-terraced property | Excellent location  
1 reception room | 2 double bedrooms | Ground floor shower room  
Recently fitted kitchen | Ideal buy to let

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)

2/ 22 GRANVILLE ROAD, CARLISLE

A well maintained and attractive two bedroomed terrace property situated to the west of the City. The property is close to local employers, transport links and both shops and amenities. Front forecourt leading to a spacious and neutrally decorated lounge with an electric feature fireplace. Recently fitted kitchen with freestanding electric hob and oven, space for washing machine and fridge. Rear hallway leading to an excellent shower room with vanity units. To the first floor are two double bedrooms each with built in wardrobes. To the rear of the property is an outhouse, concrete patio and area for shrubs and flowers. Ideal 'BUY TO LET' Property and is currently occupied by a tenant.

The accommodation with approximate measurements briefly comprises:

**LOUNGE 3.778 x 4.352 (12'4" x 14'3")** Carpet flooring, Upvc window to front elevation, one radiator and electric fire. Cupboard housing meter, coving and ceiling rose.



LOUNGE

**KITCHEN 3.771 x 2.423 (12'4" x 7'11")** Vinyl flooring, one radiator, Upvc window to rear elevation, a range of wall and base units with complimentary work surface. Freestanding electric cooker and space for washing machine and fridge. Understairs storage cupboard.



KITCHEN

3/ 22 GRANVILLE ROAD, CARLISLE

INNER HALL Laminate flooring and Upvc door to rear yard.

SHOWER ROOM 2.440 x 1.774 (8'0" x 5'9" ) Tile floor and partly shower boarded walls, large walk-in shower with mains shower unit, vanity sink and WC. Upvc window to rear elevation, towel radiator.



SHOWER ROOM

FIRST FLOOR  
LANDING

BEDROOM 1 3.771 x 4.314 (12'4" x 14'1") Double bedroom, carpet flooring, one radiator, storage cupboard and Upvc window to front elevation.

BEDROOM 2 3.748 x 2.434 (12'3" x 7'11") Single bedroom, carpet flooring, one radiator and Upvc window to rear elevation.



BEDROOMS

4/ 22 GRANVILLE ROAD, CARLISLE

**OUTSIDE** Shilled forecourt with pathway leading to front door. Concrete patio with shrubs and bushes. Outhouse.

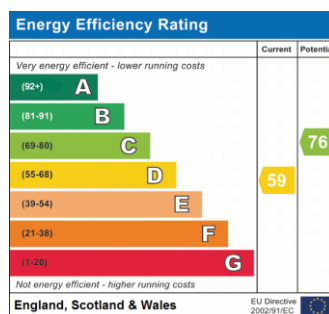


REAR YARD

**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.



reasons to sell with us...

more than

**455**

properties listed in our  
Carlisle office

more than

**390**

properties sold from  
our Carlisle office

we sold

**255**

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

Celebrating over 30 years  
on your high street

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)

