

# Cumbrian Properties

49 Fusehill Street, Carlisle



Price Region £125,000

EPC-

End terraced property | Close to city centre  
2 reception rooms | 3 bedrooms | 2 bathrooms  
Generous enclosed rear garden | 10 solar panels

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A three bedroom end terraced property situated in close proximity to schools, shops, supermarkets and college. The double glazed and gas central heated accommodation briefly comprises vestibule, entrance hall, lounge, dining room, fitted kitchen, inner hallway and shower room. To the first floor there are three bedrooms and en-suite to the master. To the rear of the property there is a wall enclosed mature garden comprising of block paving, raised floral borders, trees, bushes and shrubs. Situated in close proximity to London Road and therefore has an abundance of amenities, shops, schools, supermarkets, gym and college. Within walking distance to the city centre.

The accommodation with approximate measurements briefly comprises:

Entry via a UPVC door into vestibule

**VESTIBULE** Original tiled flooring, dado rail, coving to ceiling and door to entrance hall.

**ENTRANCE HALL (26' x 6')** Radiator, coving to ceiling, understairs shelved storage cupboard, staircase to the first floor and doors to lounge, dining room and kitchen.



ENTRANCE HALL

**LOUNGE (14' x 13'3)** Double glazed window to the front, radiator, gas fire with fireplace, coving and ceiling rose. Fitted storage cupboards and cupboard housing the meters and electrics for the solar panels.



LOUNGE

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**DINING ROOM (15'4 x 13'10)** Floor to ceiling double glazed window to the rear, radiator, dado rail and electric fire.



DINING ROOM

**KITCHEN (15'6 x 9')** Fitted kitchen incorporating a 1.5 bowl sink with drainer and mixer tap, tiled splashbacks, four burner gas hob, electric oven and grill, plumbing for washing machine. Double glazed windows to the side, radiator, fitted cupboard housing the Worcester boiler, tile effect vinyl flooring and UPVC double glazed frosted door to the side leading to the rear garden. Door to the inner hallway.



KITCHEN

**INNER HALLWAY (4'5 x 4'3)** Tiled flooring and door to the shower room.

**SHOWER ROOM (5'9 x 4'9)** Three piece suite comprising of low level WC, wash hand basin and walk-in shower unit. Radiator, aqua panelled walls, tiled flooring and double glazed frosted window to the rear.





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**FIRST FLOOR SPLIT LEVEL LANDING** Radiator, shelved storage cupboard, loft access and doors to bedrooms.

**BEDROOM 1 (15'5 x 14'4)** Double glazed window to the front, radiator, two fitted wardrobes and coving to ceiling.



BEDROOM 1

**BEDROOM 2 (14'5 x 13'6)** Double glazed windows to the rear and side elevations. Door to the en-suite bathroom.



BEDROOM 2

**EN-SUITE BATHROOM (5'7 x 5'7)** Three piece suite comprising low level WC, wash hand basin and panelled bath. Heated towel rail and splashbacks.



EN-SUITE TO BATHROOM

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**BEDROOM 3 (16' x 8'8)** Radiator and double glazed windows to the rear and side elevations.



BEDROOM 3

**OUTSIDE** Mature rear enclosed garden and yard comprising of block paving, raised floral borders, trees, bushes and shrubs. Gated access to the rear lane.



FRONT EXTERNAL



REAR OF PROPERTY

**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in 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.

EPC TO FOLLOW