

Cumbrian Properties

Iris House, Graham Street, Carlisle



Price Region £325,000

EPC-D

Semi-detached property | Original period features
3 receptions | 6 bedrooms | 2 bathrooms
Gardens, driveway & outbuildings | No onward chain

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2/ IRIS HOUSE, GRAHAM STREET, LONGTOWN, CARLISLE

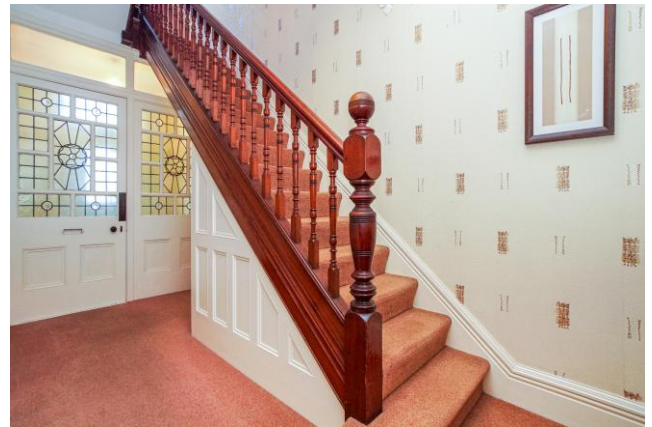
This six bedroom, two bathroom semi-detached property, built in the early 1900s, retains many Edwardian period features and offers spacious and versatile accommodation. The property briefly comprises entrance vestibule, entrance hall, bay-fronted lounge, sitting room, dining room with fitted storage, and kitchen. To the first floor there are three bedrooms, including the master with en-suite shower room, and a four piece family bathroom. The second floor provides an additional three bedrooms, all naturally lit by Velux windows. Externally, to the rear of the property is a courtyard comprising two outhouses with fitted worktops and cupboards, an outdoor cloakroom and covered storage area. To the front is a walled, low maintenance garden with laid shillies, block paving and driveway parking for multiple vehicles.

The oil central heated and fully double glazed accommodation with approximate measurements briefly comprises:

Front door into the vestibule.

VESTIBULE (7' x 5') Tiled flooring, coving and door to the entrance hall.

ENTRANCE HALL (15' x 12') Staircase to the first floor, coving and radiator. Doors to lounge, sitting room and dining room.



ENTRANCE HALL

LOUNGE (19' x 16') Double glazed UPVC bay window to the front, coving, two radiators and fireplace.



LOUNGE

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SITTING ROOM (16' x 12') Double glazed UPVC window to the rear, radiator, coving and fireplace.



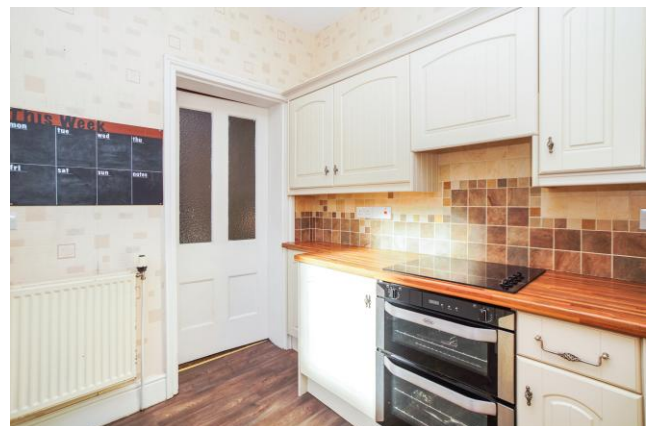
SITTING ROOM

DINING ROOM (15' x 12') Double glazed UPVC window to the rear, Worcester oil boiler, radiator, fitted storage cupboards and drawers, and door to the kitchen.



DINING ROOM

KITCHEN (9' x 7'5) Fitted kitchen incorporating sink with mixer tap, electric oven and grill with four burner hob and extractor hood above, plumbing for washing machine, radiator, wood effect vinyl flooring, double glazed UPVC window to the side and frosted double glazed UPVC door to the rear yard.



KITCHEN

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FIRST FLOOR

LANDING Double glazed UPVC window to the front, coving and radiator. Doors to three bedrooms and family bathroom, and staircase to the second floor.

MASTER BEDROOM (15' x 12') Double glazed UPVC window to the rear, radiator and door to en-suite shower room.



MASTER BEDROOM

EN-SUITE SHOWER ROOM (9' x 7') Three piece suite comprising WC, wash hand basin and walk-in shower. Radiator, tile effect vinyl flooring and frosted double glazed UPVC window to the side.



EN-SUITE SHOWER ROOM

BEDROOM 2 (16' x 15') Double glazed UPVC window to the front, coving, radiator, fireplace and fitted wardrobe.



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BEDROOM 3 (12' x 10') Double glazed UPVC window to the rear, coving and radiator.



BEDROOM 3

FAMILY BATHROOM (8'5 x 7') Four piece suite comprising WC, wash hand basin, panelled bath and walk-in shower. Radiator and tile effect vinyl flooring.



FAMILY BATHROOM

SECOND FLOOR

LANDING Velux window to the rear and doors to three further bedrooms.

BEDROOM 4 (15' x 11') Double glazed UPVC window to the front and radiator.



BEDROOM 4

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BEDROOM 5 (11' x 11') Velux window to the rear and radiator.



BEDROOM 5

BEDROOM 6 (12' x 8') Velux window to the rear and radiator.



BEDROOM 6

OUTSIDE To the front of the property is a walled low maintenance block paved and shillied garden and driveway. To the rear of the property is a courtyard housing the oil reservoir, external water tap, two outhouses, outdoor cloakroom and undercover storage area.

OUTHOUSE 1 (9' x 8'5) Double glazing, power and lighting, fitted worktop and cupboards.

OUTHOUSE 2 (8'5 x 8') Power and lighting, fitted worktops and cupboards.



REAR COURTYARD

7/ IRIS HOUSE, GRAHAM STREET, LONGTOWN

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band C.

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.

