

# Cumbrian Properties

81 Granville Road, Carlisle



**Price Region £132,000**

**EPC-D**

Traditional terraced property | Popular location

Dining lounge | 2 bedrooms | FF bathroom

Parking & rear yard | Full roof re-tile in 2025

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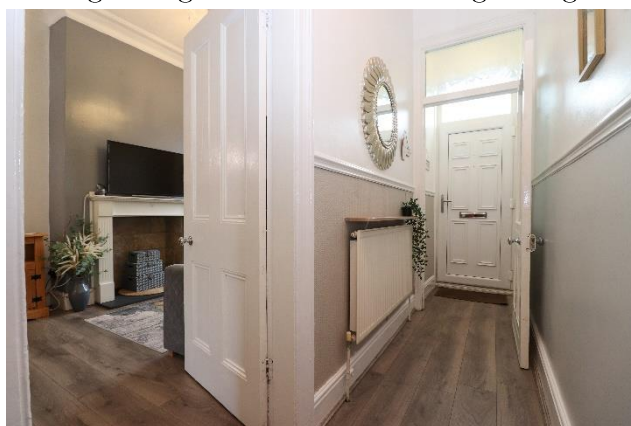
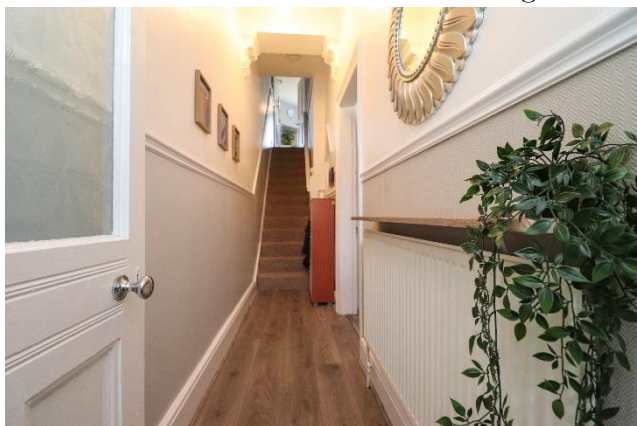
This immaculately presented two double bedroom traditional terraced property is situated in a popular convenient location with a spacious first floor bathroom, recently fitted modern kitchen, rear yard, off street parking and **THE BENEFIT OF THE ROOF HAVING ALL ROOF TILES REPLACED IN 2025**. The double glazed and gas central heated accommodation, with characterful features throughout, comprises of vestibule, entrance hall, spacious dining lounge with a tiled fireplace perfect for a log burner and modern fitted kitchen with breakfast bar and access to the rear yard. The split level landing leads to a spacious three piece bathroom, two double bedrooms both with original fireplaces and a fully boarded loft. Externally to the front is a gravelled forecourt garden and to the rear is a generous enclosed yard laid to Indian sandstone and artificial turf and also provides off street parking. Located within easy walking distance of local shops, schools, the Cumberland Infirmary and the city centre, this property is sure to appeal to singles, couples and families alike.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into vestibule.

**VESTIBULE** Original coving, wood effect flooring and a glazed door leading into the entrance hall.

**ENTRANCE HALL** Original coving & cornice, radiator, wood effect flooring, staircase to the first floor, diamond window looking into the dining lounge and door to dining lounge.



ENTRANCE HALL

**DINING LOUNGE (27'9 max x 10' max)**

**LOUNGE AREA** – Double glazed windows to the front, a tiled fire place which could be opened up to have a log burner, original coving and ceiling rose, radiator, wood effect flooring and opening through to the dining area.



LOUNGE AREA

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**DINING AREA** – Double glazed window to the rear, understairs storage cupboard, radiator and wood effect flooring.



DINING AREA

**KITCHEN (13'7 max x 6'4 max)** Fitted kitchen incorporating a four burner electric hob with extractor above, electric oven, stainless steel sink with mixer tap, plumbing for washing machine and space for full height fridge/freezer. Breakfast bar, radiator, wood effect flooring and UPVC door to the rear garden.



KITCHEN

**FIRST FLOOR** Half landing with door to bathroom. Landing with doors to bedrooms, loft access and separate original stained glass skylight.



LANDING

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**BATHROOM (14' max x 6'6 max)** Three piece suite comprising of shower over panelled bath, vanity unit wash hand basin and WC. Double glazed frosted window, wood effect flooring, part tiled walls and heated towel rail.



BATHROOM

**MASTER BEDROOM (13'8 max x 13' max)** An original decorative open fire, radiator and double glazed window to the front.



BEDROOM 1

**BEDROOM 2 (13'8 max x 7'8 max)** Built in storage cupboard housing the combi boiler with additional storage, an original cast open fire, radiator and double glazed window to the rear.



BEDROOM 2

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**OUTSIDE** To the front of the property is a small pebbled forecourt garden. Generous rear enclosed yard laid to Indian sandstone with artificial turfed area, decked seating area, outside water supply and a brick built outhouse with power. Pedestrian access to the rear lane and there is also vehicle access to provide off street parking.

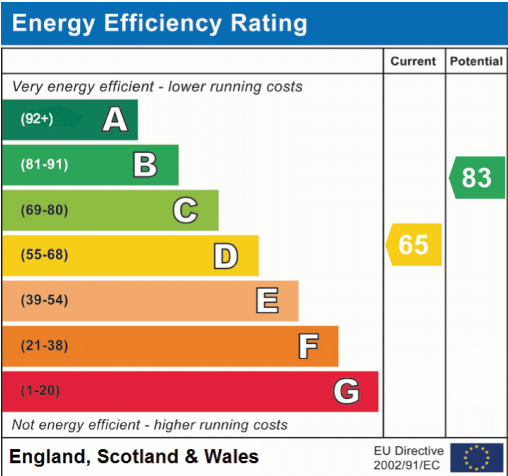


REAR YARD

**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.



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