

Cumbrian Properties

37 Cresswell Avenue, Carlisle



Price Region £110,000

EPC-

Mid terraced property | Popular residential location

1 reception room | 3 bedrooms | 1 bathroom

Driveway parking & gardens | No onward chain

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A three bedroom mid terraced property situated in a popular residential location close to an abundance of amenities and schools. The accommodation briefly comprises of entrance hall, dining lounge with gas fire, sun room, fitted kitchen and utility lane with rear porch leading to the garden. To the first floor there are three double bedrooms and a three piece family bathroom. To the front of the property there is driveway parking and laid shillies. Rear enclosed mature garden with lawn, floral borders, timber shed, trees and shrubs. The property does require some modernisation, however it would make an ideal opportunity for the first time buyer or investment as a buy to let.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC double glazed door into entrance hall.

ENTRANCE HALL (7' x 6'8) Double glazed window to the front, staircase to the first floor, radiator and doors to dining lounge and kitchen.



ENTRANCE HALL

DINING LOUNGE (19'2 x 11') Double glazed window to the front, gas fire within a marble and wooden fireplace, radiator and double glazed French doors leading into the sun room.



DINING LOUNGE

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SUN ROOM (9'5 x 7'4) Wood effect laminate flooring, double glazed windows and UPVC double glazed door to the rear garden.



SUN ROOM

KITCHEN (11'7 x 7') Fitted kitchen incorporating sink unit with drainer and mixer tap, four burner gas hob with overhead extractor, tiled splashbacks, gas oven and grill. Double glazed window to the rear, radiator, tile effect vinyl flooring, shelved pantry and door to the utility lane.



KITCHEN

UTILITY LANE (13'5 x 4'3) UPVC double glazed doors to the front and rear elevations, tile effect vinyl flooring, plumbing for washing machine, power and lighting.

REAR PORCH (6' x 3'8) Shelved porch with timber door to the rear garden, Perspex roof and tile effect vinyl flooring.

FIRST FLOOR LANDING Loft access and doors to bedrooms and family bathroom.

BEDROOM 1 (15' x 9'7) Double glazed window to the front, radiator and built in storage cupboard with shelving and hanging rail.

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BEDROOM 1

BEDROOM 2 (11'9 x 10'2) Double glazed window to the rear, radiator, built in shelved storage cupboard and further storage cupboard housing the Worcester boiler.



BEDROOM 2

BEDROOM 3 (12'9 x 8'2) Double glazed window to the front, radiator and built in shelved storage cupboard with hanging rail.



BEDROOM 3

FAMILY BATHROOM (6'5 x 6'2) Three piece suite comprising of low level WC, wash hand basin and electric shower over panelled bath. Tiled splashbacks, radiator, wood effect laminate flooring and double glazed frosted window to the rear.

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FAMILY BATHROOM

OUTSIDE Off road driveway parking to the front of the property along with laid shillies and block paved pathway. To the rear of the property is a walled and fenced garden with lawned area, flag stone pathway, floral borders, timber shed, shrubs and trees.



REAR GARDEN

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band A

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EPC TO FOLLOW

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455

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Carlisle office

more than

390

properties sold from
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we sold

255

more properties than
our closest competitor

we have over

500

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*UK Rightmove, Market Share Information
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