

# Cumbrian Properties

51 Howe Street, Carlisle



**Price Region £115,000**

**EPC-D**

Mid terraced property | Popular residential area  
1 reception room | 2 bedrooms | FF bathroom  
Rear enclosed yard | No onward chain

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2/ 51 HOWE STREET, CARLISLE

This two double bedroom mid terraced property is gas central heated and double glazed throughout. The property benefits from no onward chain and briefly comprises of vestibule, entrance hallway, lounge with original features, spacious dining room and fitted kitchen. To the first floor there are two double bedrooms, a three piece family bathroom and additional storage on the landing. To the rear of the property there is a low maintenance enclosed yard with outhouse for storage. Situated just off London Road close to an abundance of shops, amenities, schools and within walking distance of the city centre and the University of Cumbria.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC double glazed door into vestibule.

**VESTIBULE** Wood effect laminate flooring, dado rail and door to entrance hallway.

**ENTRANCE HALLWAY (12'9 x 3'4)** Radiator, coving to ceiling, staircase to the first floor and doors to lounge and dining room.

**LOUNGE (13'5 x 10'8)** Double glazed window to the front, dado rail, radiator, electric fire with fire surround, coving and ceiling rose.



LOUNGE

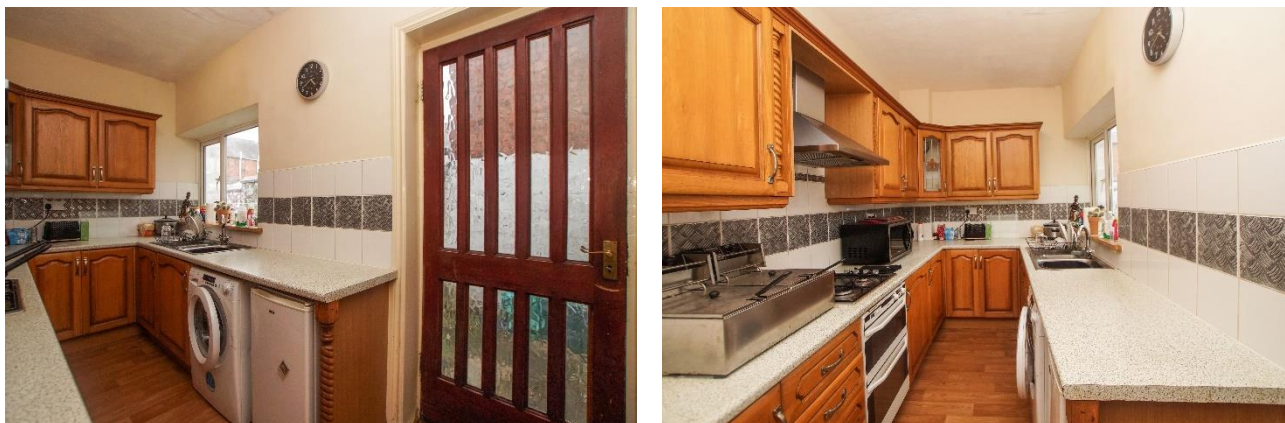
**DINING ROOM (14'8 x 11')** Double glazed window to the rear, radiator, dado rail, coving and ceiling rose, picture rail and electric fire within exposed brick chimney breast. Door to kitchen.



DINING ROOM

3/ 51 HOWE STREET, CARLISLE

**KITCHEN (13'8 x 6'5)** Fitted kitchen incorporating a 1.5 bowl sink unit with drainer and mixer tap, free standing oven and grill, fitted four burner gas hob with tiled splashback and overhead extractor, plumbing for washing machine. Double glazed window to the side, radiator, understairs storage cupboard and double glazed wooden door to rear yard.



KITCHEN

**FIRST FLOOR LANDING** Built in storage cupboard and doors to bathroom and bedrooms.

**FAMILY BATHROOM (13'9 x 6'5)** Three piece suite comprising low level WC, wash hand basin and shower over panelled bath. Tiled splashback, coving to ceiling, wood effect vinyl flooring, radiator, cupboard housing the boiler and double glazed frosted windows to the side and rear elevations.



BATHROOM

**BEDROOM 1 (14'8 x 14')** Double glazed window to the front and two radiators.



BEDROOM 1

4/ 51 HOWE STREET, CARLISLE

**BEDROOM 2 (14'8 x 8'10)** Double glazed window to the rear, radiator and built in storage cupboard.



BEDROOM 2

**OUTSIDE** To the rear of the property is a walled yard with gated access to the rear lane and outhouse (7'x 6'3) with power.



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.

