

Cumbrian Properties

9 Ashman Close, Denton Holme



Price Region £120,000

EPC-C

Mid-terraced property | Popular location
1 reception room | 2 bedrooms | 1 bathroom
Low maintenance gardens | Off-street parking

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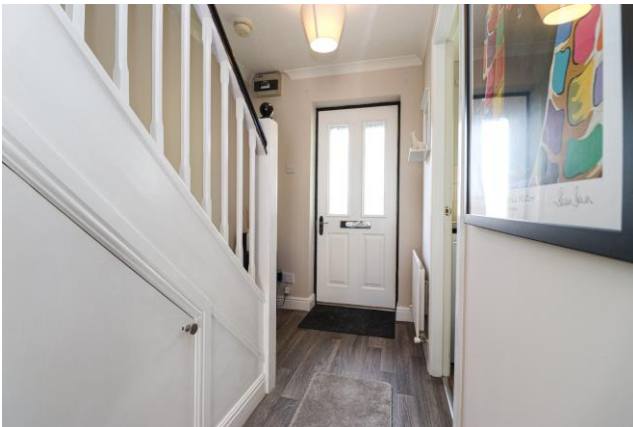
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This immaculately presented, two bedroom, mid-terraced property has low maintenance gardens and off-street parking and is situated in a quiet cul-de-sac location in the popular Denton Holme. Tastefully decorated throughout the accommodation briefly comprises entrance hall, spacious dining lounge with French doors to the rear garden, kitchen, master double bedroom with fitted storage, single bedroom/office and a recently installed stylish three piece bathroom. Externally, to the front of the property, there is driveway parking for one car and to the rear of the property is a generous, low maintenance, gravelled garden. Located within easy walking distance of the local shops and amenities in Denton Holme and with riverside walks on your doorstep the property would make an ideal first time buy, downsize or buy to let investment.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Doors to dining lounge and kitchen, staircase to the first floor with understairs storage, radiator, wood effect flooring and coving.



ENTRANCE HALL

KITCHEN (8' x 5'8) Fitted kitchen incorporating space for a freestanding cooker, plumbing for washing machine, sink unit with mixer tap, double glazed window to the front, coving and wood effect flooring.



KITCHEN

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DINING LOUNGE (12'7 x 11'8) Double glazed French doors to the rear garden, radiator and coving.



DINING LOUNGE

FIRST FLOOR

LANDING Doors to bedrooms and bathroom. Loft access.

BEDROOM 1 (12' max x 11'8 max) Two double glazed windows to the front, built-in storage cupboard, radiator and coving.



BEDROOM 1

BEDROOM 2 (8'9 x 5') Double glazed window to the rear and radiator.



BEDROOM 2

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BATHROOM (6' x 5'5) Three piece suite comprising shower above panelled bath with waterfall shower head, vanity unit wash hand basin and WC with concealed cistern. Boarded splashbacks, panelled ceiling, frosted glazed window, wood effect flooring and heated towel rail.



BATHROOM

OUTSIDE Driveway to the front providing off-street parking. Generous, low maintenance, gravelled garden with pedestrian access gate to the rear lane.



REAR GARDEN



REAR OF THE PROPERTY

TENURE We are informed the tenure is Freehold.
COUNCIL TAX We are informed the property is 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.

