

# Cumbrian Properties

63 Ashley Street, Carlisle



Price Region £135,000

EPC-D

Terraced property | Popular location  
2 reception rooms | 4 bedrooms | 1 bathroom  
Rear yard and parking | Solar panels

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2/ 63 ASHLEY STREET, OFF NEWTOWN ROAD, CARLISLE

This four bedroom, two reception room spacious terraced property with first floor bathroom and generous rear yard with outhouses would make a spacious family home. Whilst it would benefit from some internal modernisation, the property has been lovingly cared for and has recently fitted double glazing, a three year old combi boiler and the added benefit of solar panels making this an economic and energy efficient home. Situated in a popular location to the west of the city with local amenities in close proximity and just a short walk to the city centre, the accommodation comprises of vestibule, entrance hall, lounge, sitting room and spacious kitchen with a walk-in pantry. A split level landing to the first floor leads to four generous bedrooms (two with original cast fireplaces) and a family bathroom. Externally there is a paved yard with brick built outhouses providing storage and double gates giving vehicle access, if required. To the front of the property there is a forecourt and residents permit parking. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**VESTIBULE** Original coving, dado rail, tile effect flooring and operation panel for the solar panels. Glazed door leads into the entrance hall.

**ENTRANCE HALL** Staircase to the first floor, radiator, original coving and cornice to ceiling. Doors to lounge, sitting room and dining kitchen.



ENTRANCE HALL

**LOUNGE (13'8 x 12'6 max)** Double glazed windows to the front of the property, radiator, electric fire set on a tiled fireplace, original coving and ceiling rose.



LOUNGE

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**SITTING ROOM (13'8 x 12'6 max)** Coal effect electric fire set on a tiled hearth within a brick fireplace. Radiator, built in shelving, built in storage cupboards, double glazed window to the rear and glazed door to the dining kitchen.



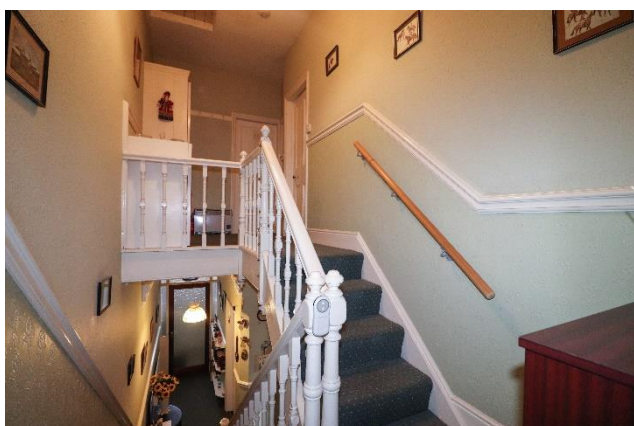
SITTING ROOM

**DINING KITCHEN (15'8 max x 9'5 max)** Fitted kitchen incorporating a free standing cooker, plumbing for washing machine, sink unit with mixer tap and 3 year old combi boiler. Radiator, wood panelled ceiling, original fitted storage, understairs pantry with lighting, double glazed window and door leading to the rear yard.



KITCHEN

**FIRST FLOOR** Half landing with steps up to the bathroom and bedroom 3. Landing with doors to bedrooms 1, 2 and 4. Original storage, loft access and original stained glass sky light.



STAIRS TO FIRST FLOOR



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**BATHROOM (6'4 x 5'3)** Three piece suite comprising of panelled bath, wash hand basin and WC. Radiator, part tiled walls and double glazed frosted window.



BATHROOM

**BEDROOM 3 (9'5 x 9'9)** Double glazed window to the rear and radiator.



BEDROOM 3

**BEDROOM 1 (14'1 x 10'1 max)** Double glazed window to the front, radiator and original cast fire (decorative purposes only).



BEDROOM 1



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**BEDROOM 2 (10'8 x 13'7)** Double glazed window to the rear, radiator and original cast fire (decorative purposes only).



BEDROOM 2

**BEDROOM 4 (10'10 x 6'7)** Double glazed window to the front and radiator.



BEDROOM 4

**OUTSIDE** To the rear of the property is a generous paved yard with brick built outhouse with power supply and water tap. Coal shed, outside WC and potting shed providing plenty of outside storage. Double gates provide vehicle access to the rear lane.



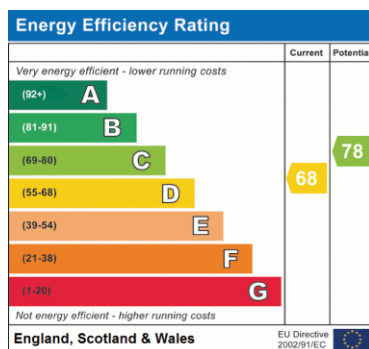
REAR YARD

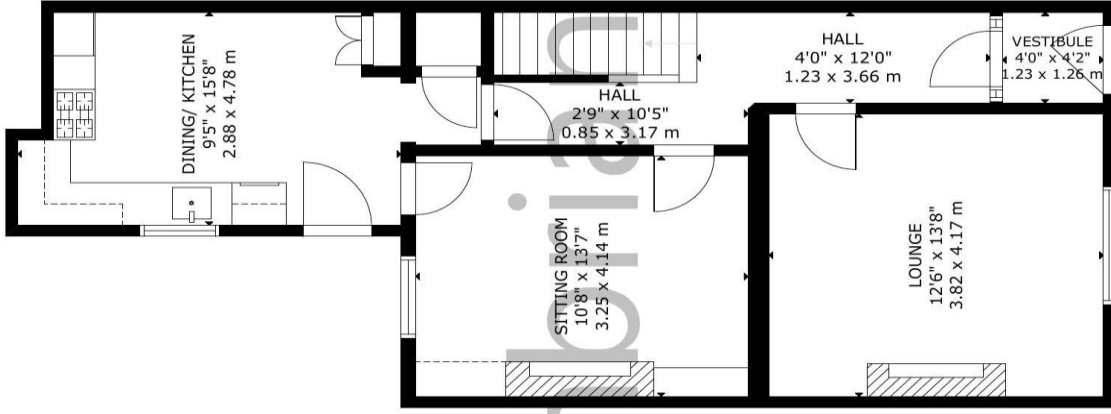
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**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in tax band B

**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.





GROSS INTERNAL AREA

TOTAL: 116 m<sup>2</sup>/71,253 sq ft

FLOOR 1: 58 m<sup>2</sup>/625 sq ft, FLOOR 2: 58 m<sup>2</sup>/628 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY