

Cumbrian Properties

46 South Street, Carlisle



Price Region £95,000

EPC-E

Terraced property | City centre location
1 reception room | 2 bedrooms | GF bathroom
Attic room | No onward chain

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 46 SOUTH STREET, CARLISLE

A deceptively spacious two bedroom, one reception room terraced property with an attic room and low maintenance rear yard situated in the city centre. The double glazed and gas central heated accommodation comprises of vestibule, lounge with recently fitted multi fuel stove, a spacious dining kitchen with integrated appliances and breakfast bar and a fully tiled modern ground floor three piece bathroom. To the first floor there are two double bedrooms and a good size attic room to the second floor with velux windows and fitted storage. South Street is situated in close proximity to local amenities and is just a five minute walk into the city centre. This property would make an ideal first time buy and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into vestibule

VESTIBULE Wood effect flooring, coving to ceiling and glazed door to lounge.

LOUNGE (13'5 max x 13' max) Multi fuel stove set on a tiled hearth with wooden surround, double glazed window to the front, radiator, coving to ceiling and wood effect flooring. Doors to staircase and dining kitchen.



LOUNGE

DINING KITCHEN (14'10 x 9'4) Fitted kitchen incorporating sink unit with mixer tap, electric oven with four burner hob and extractor hood above, integrated dishwasher & tumble dryer, plumbing for washing machine and cupboard housing the fridge/freezer. Breakfast bar, understairs storage cupboard, two double glazed windows, tiled flooring and combi boiler.

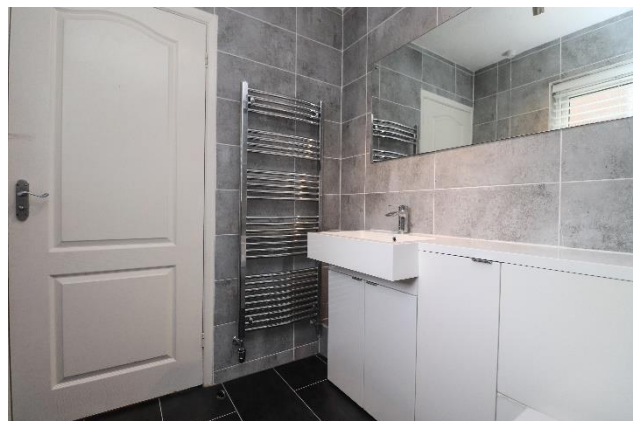
Door to the bathroom and UPVC door to the rear yard.



KITCHEN

3/ 46 SOUTH STREET, CARLISLE

BATHROOM (7'9 x 5') Three piece suite comprising of waterfall shower head over panelled bath, vanity unit wash hand basin and WC with concealed cistern. Tiled walls, heated towel rail, tiled flooring and double glazed frosted window.



BATHROOM

FIRST FLOOR LANDING Step up to bedroom 1 and step down to bedroom 2.

BEDROOM 1 (13'6 max x 13' max) Double glazed window to the front, radiator, fitted shelving and door to staircase to the attic room.



BEDROOM 1

BEDROOM 2 (11' x 9'4) Double glazed window to the rear, radiator and loft access.



BEDROOM 2

4/ 46 SOUTH STREET, CARLISLE

ATTIC ROOM (11'3 to under eaves x 12'7 max) Built in wardrobe at the foot of the stairs, radiator and eaves storage.



ATTIC ROOM

OUTSIDE To the front of the property is residents permit parking. Low maintenance rear yard with garden shed and gate providing pedestrian access to the side lane.

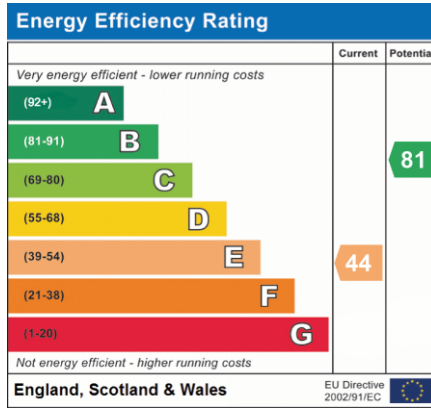


REAR YARD

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.



reasons to sell with us...

more than

455

properties listed in our
Carlisle office

more than

390

properties sold from
our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
from 31/01/2023 - 31/01/2024, CA1 to CA8

Celebrating over 30 years
on your high street

www.cumbrian-properties.co.uk

