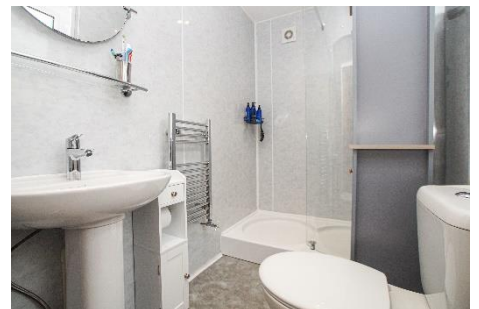


Cumbrian Properties

71 Sybil Street, Carlisle



Price Region £110,000

EPC-D

Extended mid-terraced property | Well-presented
2 reception rooms | 2 double bedrooms | Shower room
Ideal first time buy or buy to let investment

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2/ 71 SYBIL STREET, OFF GREYSTONE ROAD, CARLISLE

This extended, two double bedroom, two reception room mid-terraced property is situated just off Greystone Road in a popular residential area close to the city centre, a variety of local amenities and Fusehill Street University. The double glazed and gas central heated accommodation briefly comprises lounge, dining room, kitchen, utility and shower room. To the first floor there are two double bedrooms – one with built-in storage. Low maintenance front forecourt and enclosed rear yard. Ideally suited to the first time buyer or buy to let investor.

The accommodation with approximate measurements briefly comprises:

Front door into lounge.

LOUNGE (12'5 x 12') UPVC double glazed window to the front, coving, radiator, picture rail, door and staircase to the first floor and door to dining room.



LOUNGE

DINING ROOM (12' x 11'3) Understairs storage, radiator, coving, picture rail, wood effect vinyl flooring and archway to the kitchen.



DINING ROOM

KITCHEN (12' x 7'7) Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, electric oven and grill, four ring gas hob with tiled splashback, plumbing for washing machine, UPVC double glazed window to the rear and door to utility.

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KITCHEN

UTILITY (5'9 x 4'5) Fitted worksurface, plumbing for washing machine and dishwasher, Worcester gas boiler, tile effect vinyl flooring, doors to shower room and rear yard.



UTILITY

SHOWER ROOM (7'7 x 5') Three piece suite comprising WC, wash hand basin and walk-in shower unit. Panelled splashbacks, heated towel rail, UPVC double glazed frosted window to the side and tile effect laminate flooring.



SHOWER ROOM

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FIRST FLOOR

LANDING Doors to both bedrooms.

BEDROOM 1 (12'5 x 12') UPVC double glazed window to the front, radiator, coving, picture rail and fitted storage cupboard.



BEDROOM 1

BEDROOM 2 (12' x 8') UPVC double glazed window to the rear, coving, picture rail and radiator.



BEDROOM 2

OUTSIDE Front forecourt and low maintenance enclosed rear yard.

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.

