

# Cumbrian Properties

24 Clift Street, Carlisle



**Price Region £99,950**

**EPC-D**

Mid terraced property | Convenient location  
1 reception | 2 bedrooms | 1 bathroom  
Front forecourt and rear yard | Ideal first time buy

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This two double bedroom mid terraced property with spacious dining kitchen and ground floor bathroom briefly comprises of lounge, dining kitchen, three piece family bathroom and two first floor good size bedrooms. Front forecourt and enclosed rear yard.

The double glazed and gas central heated property is within walking distance to the Cumberland Infirmary, shops, amenities and bus stops and would make an ideal first time purchase or as a buy to let investment opportunity.

The accommodation with approximate measurements briefly comprises:

**LOUNGE (12' x 12')** Double glazed window to the front, electric fire within a wood surround, radiator and doors to dining kitchen and staircase to the first floor.



LOUNGE

**DINING KITCHEN (29'8 x 12')** Fitted kitchen incorporating an electric oven and grill with four burner electric hob and extractor above, tiled splashbacks, sink with drainer and mixer tap, double glazed window to the rear. Wood effect laminate flooring, understairs storage cupboard, two radiators and also houses the Worcester boiler (fitted 2019). UPVC double glazed door to the rear yard.



KITCHEN AREA

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DINING AREA

**BATHROOM (7' x 5'4)** Three piece suite comprising WC, wash hand basin and panelled bath with electric shower over. Tiled flooring, double glazed frosted window to the rear.



BATHROOM

**FIRST FLOOR LANDING** Doors to bedrooms.

**BEDROOM 1 (12' x 11'9)** Double glazed window to the front, radiator, coving to ceiling and fitted wardrobe.



BEDROOM 1



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**BEDROOM 2 (12' x 8'3)** Double glazed window to the rear and radiator.



BEDROOM 2

**OUTSIDE** Front walled forecourt laid to block paving. Enclosed rear yard with pedestrian access gate into the rear 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.

