

# Cumbrian Properties

25 Howe Street, Carlisle



Price Region £105,000

EPC-D

Mid terraced property | Close to city centre  
2 reception rooms | 2 bedrooms | 1 bathroom  
Many original features | Enclosed rear yard

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This two double bedroom mid terraced property briefly comprises of entrance hallway, two spacious reception rooms, fitted kitchen and a three piece ground floor family bathroom. To the first floor there are two generous double bedrooms both with built in storage cupboards. To the rear of the property there is an enclosed yard with decking, laid shillies, outhouse for additional storage and pedestrian door to the rear lane which overlooks the Fusehill play park. The double glazed and gas central heated property is sold with the benefit of no onward chain and is an ideal blank canvass for the new owner. It would be ideal as a first time buy or as a buy to let investment opportunity.

The accommodation with approximate measurements briefly comprises:

**ENTRANCE HALLWAY (12'4 x 4')** Exposed wooden floorboards, dado rail, staircase to the first floor, picture rail and doors to reception rooms.



ENTRANCE HALLWAY

**RECEPTION ROOM 1 (11'9 x 10'3)** Double glazed window to the front, radiator, coving to ceiling and open fire with mantelpiece.



RECEPTION ROOM 1

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**RECEPTION ROOM 2 (14'2 x 12'10)** Exposed wooden floorboards, picture rail, dado rail and chimney breast with hearth but no fire in situ but could be utilised to house a multi fuel burner. Double glazed window to the rear and doors to kitchen and understairs shelved storage cupboard with light.



RECEPTION ROOM 2

**KITCHEN (8'9 x 7'3)** Fitted kitchen incorporating sink unit with drainer and mixer tap, A range of wall and base units, tiled splashbacks, free standing cooker and plumbing for washing machine. Double glazed window to the rear, houses the boiler, tile effect vinyl flooring and door to inner hallway.



KITCHEN

**INNER HALLWAY** Tile effect vinyl flooring, door to bathroom and UPVC double glazed door to the rear yard.



INNER HALLWAY

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**BATHROOM (7'2 x 5'5)** Three piece suite comprising panelled bath with shower over, WC and wash hand basin. Tiled walls, wood effect vinyl flooring and double glazed frosted window to the rear.



BATHROOM

**FIRST FLOOR LANDING** Doors to bedrooms.

**BEDROOM 1 (14'3 x 12')** Double glazed window to the front, loft access, radiator, picture rail, built in storage cupboard and open fire with mantelpiece (decorative purposes only).



BEDROOM 1

**BEDROOM 2 (14'3 x 13')** Double glazed window to the rear, radiator, picture rail, coving to ceiling, dado rail and built in storage cupboards.



BEDROOM 2

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**OUTSIDE** Walled front forecourt with flag stone path up to the front door and floral borders. On street permit parking available on request with Carlisle Council.

Enclosed rear yard mainly laid to shillies with wooden decked area, pedestrian access gate to the rear lane and an outhouse (7' x 7'6) with shelving and electricity supply.



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.

