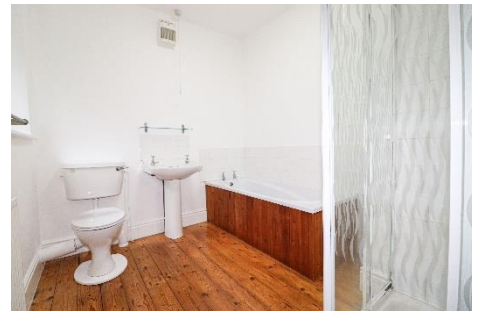


# Cumbrian Properties

96a Milbourne Street, Denton Holme



**Price Region £130,000**

**EPC-**

Detached property | Original features  
1 reception room | 2 bedrooms | First floor bathroom  
Summer house | Close to city centre

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2 Lonsdale Street, Carlisle CA1 1DB

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## 2/ 96A MILBOURNE STREET, DENTON HOLME, CARLISLE

This two double bedroom, detached property really is a one-off and is neutrally decorated throughout with hardwood flooring to the ground floor. The double glazed and gas central heated accommodation, with its own private garden off the main street, briefly comprises lounge with stone built fireplace – ideal for a log burner, dining kitchen with open staircase to the first floor, and utility room. Two first floor double bedrooms and four piece bathroom. Low maintenance gravelled gardens and a summer house with light and power, water supply and would be ideal as a home office or workshop. Residents permit parking and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

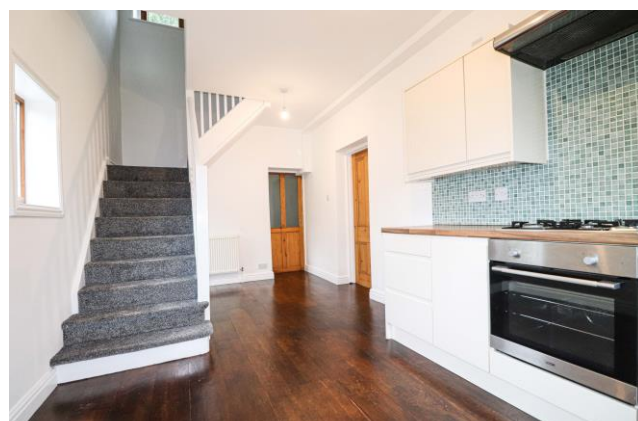
### **Composite front door into lounge.**

**LOUNGE (19' x 9')** Stone built fireplace with the potential for a log burner, original built-in storage, two radiators, original wooden floor, two double glazed windows and door to dining kitchen.



LOUNGE

**DINING KITCHEN (19' max x 9' max)** Fitted kitchen incorporating an electric oven with four ring gas hob, one and a half bowl stainless steel sink with mixer tap, plumbing for washing machine, combi boiler, tiled splashbacks, radiator, open staircase to the first floor, two double glazed windows, composite door to the rear garden, original wooden flooring and door to utility room.



DINING KITCHEN

3/ 96A MILBOURNE STREET, DENTON HOLME, CARLISLE



DINING KITCHEN

**UTILITY ROOM (10' x 7')** A range of storage units, stainless steel sink with mixer tap, radiator, double glazed frosted window and wood flooring.



UTILITY ROOM

## **FIRST FLOOR**

**LANDING** Double glazed window, doors to bedrooms and bathroom, built-in storage cupboard, loft access and wood flooring.

**BEDROOM 1 (12'8 x 9')** Double glazed window to the front, radiator and wood flooring.



BEDROOM 1

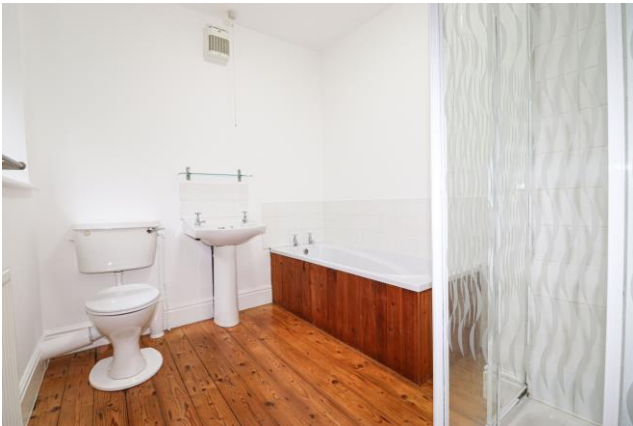
4/ 96A MILBOURNE STREET, DENTON HOLME, CARLISLE

**BEDROOM 2 (12' x 9' max)** Double glazed window to the front, radiator and window overlooking the staircase.



BEDROOM 2

**BATHROOM (9' x 7'4)** Four piece suite comprising fully tiled shower cubicle, panelled bath, wash hand basin and WC. Double glazed window, radiator and wood flooring.



BATHROOM

**OUTSIDE** Low maintenance front garden laid to stone chippings with summer house, floral borders, outside taps, external power point and path to the front lane. Low maintenance gravelled rear garden.

**SUMMER HOUSE (9'7 x 8'6)** Double glazed windows, stainless steel sink, light and power. Ideal home office or playroom.



5/ 96A MILBOURNE STREET, DENTON HOLME, CARLISLE



LANE



FRONT EXTERNAL

**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.

EPC TO FOLLOW