

Cumbrian Properties

31 Melbourne Road, off Greystone Rd



Price Region £125,000

EPC-

Mid-terraced property | Close to the city centre
2 reception rooms | 3 bedrooms | 1 bathroom
No onward chain | Investment opportunity

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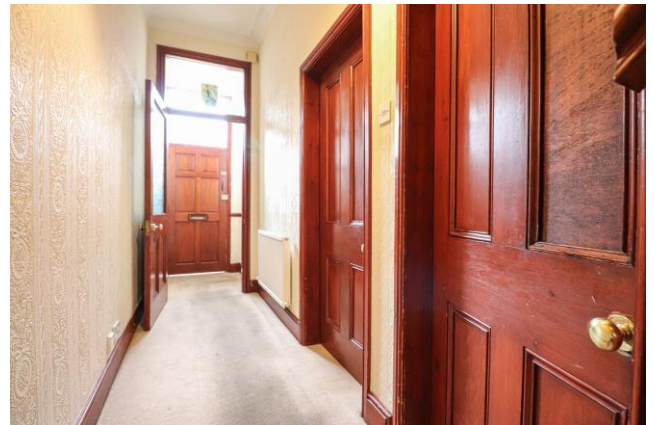
This three bedroom, two reception room, mid-terraced property has a spacious kitchen, first floor four piece bathroom and a generous rear yard. Retaining many original features throughout the accommodation briefly comprises vestibule, entrance hall, lounge with feature fireplace, sitting room leading to the spacious kitchen with built-in understairs storage and access to the rear yard. To the first floor there are two double bedrooms, single bedroom – all with original cast iron fireplaces, and a four piece bathroom. To the front of the property is a low maintenance forecourt garden along with residents permit parking. To the rear of the property is a generous yard with brick-built outhouse with power and water supply. Located within easy walking distance of the city centre amenities and with good access to the motorway the property is sold with no onward chain and would make an ideal investment opportunity or first time buy.

The accommodation with approximate measurements briefly comprises:

Front door into vestibule.

VESTIBULE Coving to the ceiling and door to entrance hall.

ENTRANCE HALL Doors to lounge and sitting room, staircase to the first floor, radiator, original coving and cornice.



ENTRANCE HALL

LOUNGE (13'5 max x 10'8 max) Tiled fireplace housing a coal effect gas fire, double glazed window to the front, coving and radiator.



LOUNGE

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SITTING ROOM (12'8 x 11'9 max) Gas fire on a tiled hearth, double glazed window to the rear, radiator and door to the dining kitchen.



SITTING ROOM

DINING KITCHEN (16' x 9') Fitted kitchen incorporating an electric oven and four ring gas hob with extractor hood above, plumbing for washing machine, stainless steel sink with mixer tap, kitchen island with wooden worksurface, combi boiler, double glazed window to the side, understairs storage, tiled flooring, radiator and door to the rear yard.

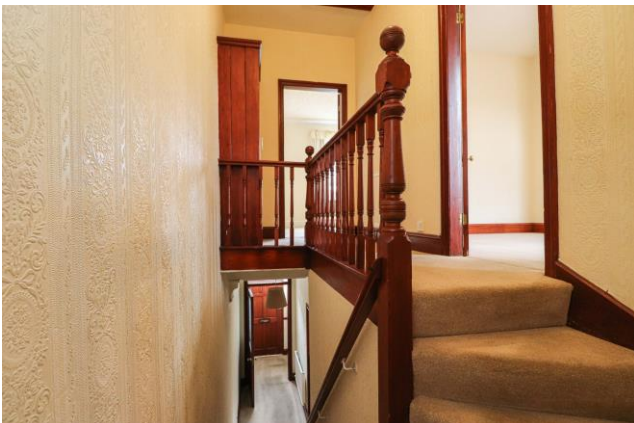


DINING KITCHEN

FIRST FLOOR

HALF LANDING Doors to bedroom 3 and bathroom.

LANDING Doors to bedrooms 1 & 2, built-in storage, loft access and radiator.



LANDING

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BEDROOM 1 (15' max x 12'9) Original cast iron decorative fireplace, double glazed window to the front, coving and radiator.



BEDROOM 1

BEDROOM 2 (12'9 x 9' max) Original cast iron decorative fireplace, double glazed window to the rear and radiator.



BEDROOM 2

BEDROOM 3 (9' max x 7' max) Original cast iron decorative fireplace, double glazed window to the rear and radiator.



BEDROOM 3

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BATHROOM (8'7 max x 6' max) Four piece suite comprising fully boarded shower cubicle, panelled bath, wash hand basin and WC. Built-in storage cupboard, radiator, tiled splashbacks, tiled flooring and frosted glazed window.



BATHROOM

OUTSIDE Residents permit parking to the front of the property. To the rear of the property is a generous yard with brick-built outhouse with power and water supply, and a pedestrian access gate to the rear lane.



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.