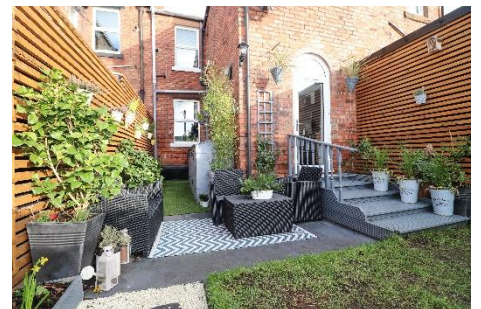


Cumbrian Properties

51 Nelson Street, Denton Holme



Price Region £225,000

EPC-E

Period terraced property | Immaculately presented
2 reception rooms | 3 bedrooms | First floor bathroom
Garden & parking | No onward chain

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2/ 51 NELSON STREET, DENTON HOLME, CARLISLE

This beautifully presented, three bedroom, two reception room, period terraced property is bursting with character with original fireplaces in all bedrooms and offers a low maintenance, generous rear garden along with off-street parking. Double glazed and gas central heated, with engineered oak flooring, throughout, the accommodation briefly comprises vestibule with stained glass door leading into the entrance hall, bay fronted lounge with gas fire and sitting room with cosy log burning stove opening into a modern kitchen with Range style cooker and feature arched door leading to the rear garden. There is also a ground floor cloakroom and access to the cellar. To the first floor there is a split level landing leading to two double bedrooms, single bedroom/study and a modern shower room. Front forecourt, residents permit parking and a generous low maintenance rear garden with patio seating area, artificial turf, log store and pedestrian access to the rear lane where there is off-street parking. Situated within easy walking distance of local shops and schools, with riverside walks and St James Park on your door step and just a ten minute walk into the city centre.

The property would suit couples and families alike and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Front door into vestibule.

VESTIBULE Mosaic tile effect flooring, part wood panelled walls, original coving and stained glass door into the entrance hall.

ENTRANCE HALL Doors to lounge and sitting room, wooden staircase to the first floor, part wood panelled walls, vertical radiator, original coving and cornice, and wood flooring.



ENTRANCE HALL

LOUNGE (15' max into bay window x 11' max) Coal effect gas fire in a decorative fireplace, double glazed bay window to the front, original coving and ceiling rose, part wood panelled walls, wood flooring and vertical radiator.



LOUNGE

3/ 51 NELSON STREET, DENTON HOLME, CARLISLE

SITTING ROOM (14' x 12'4) Brick fireplace housing a cosy log burning stove on a tiled hearth, original built-in storage, part wood panelled walls, understairs storage cupboard with access to a cellar with potential to convert, double glazed window to the rear, wood flooring and opening to the kitchen.



SITTING ROOM

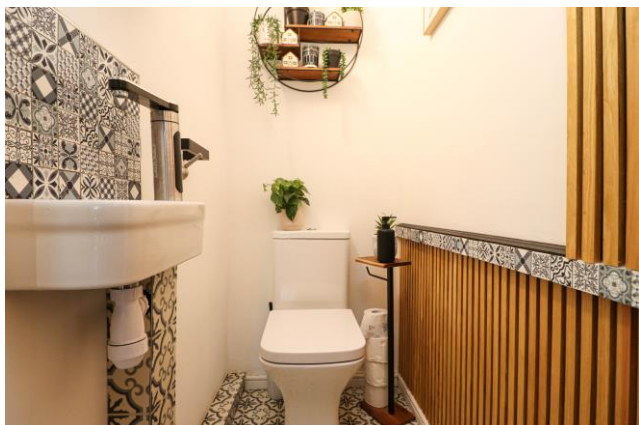
KITCHEN (16' max x 7'4 max) Fitted kitchen incorporating a Range style cooker with five ring electric hob and extractor hood above, plumbing for washing machine and dishwasher, one and a half bowl sink unit with mixer tap, integrated microwave, ceiling spotlights, tiled splashbacks and wood flooring. Feature arched French door to the rear garden and door to cloakroom.



KITCHEN

CLOAKROOM Two piece suite comprising WC and wash hand basin. Mosaic tiled splashback, part wood panelled walls and mosaic tile effect flooring.

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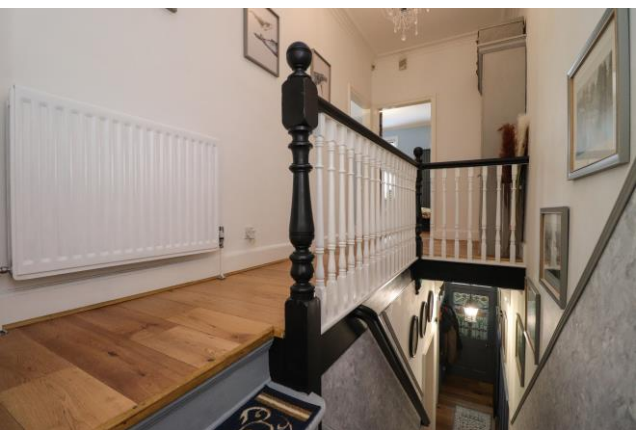
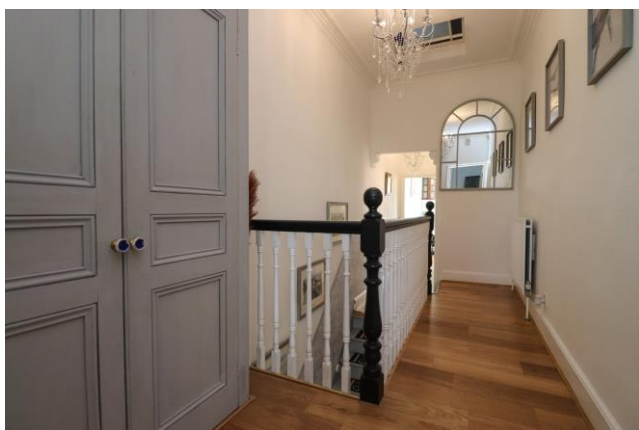


CLOAKROOM

FIRST FLOOR

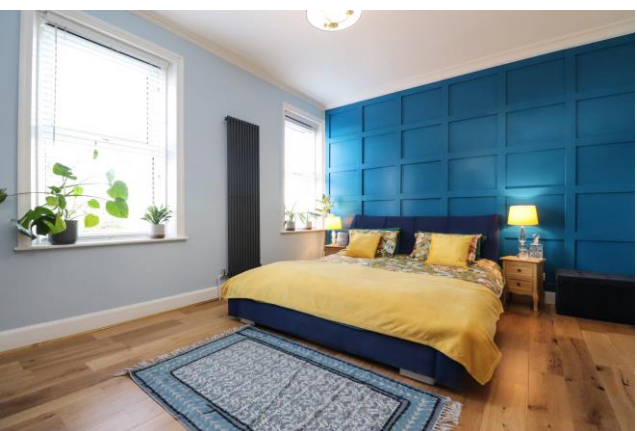
SPLIT LEVEL LANDING Doors to shower room and bedroom 3.

LANDING Doors to bedrooms 1 and 2, original built-in storage, original sky lantern, coving, ceiling rose and radiator.



LANDING

BEDROOM 1 (16' max x 12' max) Original cast iron fire with decorative tile, feature wood panelled wall, two fitted wardrobes, two double glazed windows, vertical radiator, wood flooring and coving to the ceiling.



BEDROOM 1

BEDROOM 2 (14' x 9'4) Original cast iron decorative fireplace, built-in storage cupboards – one housing the recently fitted Worcester combi boiler, double glazed window to the rear, radiator and wood flooring.

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BEDROOM 2

BEDROOM 3 (9'7 max x 7'4 max) Original cast iron fireplace, double glazed window to the rear, radiator and wood flooring.



BEDROOM 3

SHOWER ROOM (9' x 4') Three piece suite comprising shower cubicle with waterfall shower head, vanity unit wash hand basin and WC. Frosted glazed window, part wood panelled walls, tile effect flooring and cast iron radiator.



SHOWER ROOM

6/ 51 NELSON STREET, DENTON HOLME, CARLISLE

OUTSIDE Front forecourt and residents permit parking. To the rear of the property is a pretty garden incorporating lawn, patio seating, built-in storage, log store, raised floral borders and access to the rear lane where there is off-street parking.



REAR GARDEN

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band B.

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.

