

Cumbrian Properties

104 Oswald Street, Carlisle



Price Region £100,000

EPC-

Terraced house | City centre location
1 reception | 2 bedrooms | Dining Kitchen
GF bathroom | Rear yard | Ideal first time buy

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Tucked away in a quiet corner this well presented two double bedroom, one bathroom mid terraced property is in an ideal location close to local amenities and the city centre. The property is neutrally decorated throughout with original wood floorboards to the majority of the ground floor, double glazed and gas central heated. The accommodation briefly comprises of entrance hall, cosy lounge with original decorative fireplace, a modern kitchen with space for table and chairs, a rear hallway providing a utility area and storage, and a light and airy three piece bathroom. To the first floor are two double bedrooms and fitted storage. To the front of the property there is residents permit parking and to the rear is a private enclosed rear yard. The property would make an ideal first time buy, downsize and buy to let investment, located within easy walking distance of local shops and supermarkets, the city centre and with good access to J42 of the M6. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

ENTRANCE HALL Doors to lounge and dining kitchen. Staircase to the first floor, radiator and wood floorboards.



ENTRANCE HALL

LOUNGE (12' max x 11' max) Original open fire (decorative purposes only but could be opened up), double glazed window to the front, radiator, cupboard housing the meters, coving to ceiling, wood floorboards and door to the dining kitchen.



LOUNGE

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DINING KITCHEN (11'9 x 11') Fitted kitchen incorporating an electric oven and four burner gas hob, plumbing for washing machine or dishwasher, stainless steel sink with mixer tap, tiled splashbacks and space for full height fridge freezer. Double glazed window to the rear, radiator, wood floorboards and opening into the rear hallway/utility area.



DINING KITCHEN

REAR HALLWAY/UTILITY AREA Plumbing for washing machine, door to bathroom, understairs storage cupboard and door to the rear yard.



REAR HALLWAY / UTILITY

BATHROOM (6'10 x 6'8) Three piece suite comprising of shower over panelled bath, wash hand basin and WC. Tiled splashbacks, part boarded walls, radiator and double glazed frosted window.



SHOWER ROOM

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FIRST FLOOR LANDING Doors to bedrooms and built in storage cupboard.

BEDROOM 1 (14'6 x 10'6) Double glazed window to the front, radiator and coving to ceiling.



BEDROOM 1

BEDROOM 2 (10'9 x 9') Double glazed window to the rear, radiator and cupboard housing the Worcester combi boiler.



BEDROOM 2

OUTSIDE To the front of the property there is residents permit parking. To the rear is a private enclosed yard with outside water tap and gate providing pedestrian access to the rear lane.



REAR YARD

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TENURE To be confirmed

COUNCIL TAX We are informed the property is in tax band A

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