

# Cumbrian Properties

## 11 Trevor Street, Carlisle



**Price Region £125,000**

**EPC-D**

End terrace property | Convenient location  
2 receptions | 2 double bedrooms | 1 bathroom  
No-through road | No onward chain

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## 2/ 11 TREVOR STREET, OFF LONDON ROAD, CARLISLE

This newly renovated two double bedroom, two reception room, end-terrace property is sold with the benefit of no onward chain. The gas central heated and double glazed accommodation briefly comprises vestibule, entrance hall, lounge, dining room, newly fitted kitchen, inner hallway and cloakroom. To the first floor there are two double bedrooms and a three-piece bathroom. Externally, to the rear is a gated and walled, low-maintenance garden with two outhouse buildings providing additional storage. To the front, a fenced and walled forecourt is laid with shillies. Located just off London Road, the property is within reach of a wide range of local amenities including schools, shops, supermarkets, a gym, and public transport links. Carlisle city centre and the train station are also within walking distance, making this an ideal property for a variety of purchasers.

The accommodation with approximate measurements briefly comprises:

**Entrance to the property leads into the vestibule.**

**VESTIBULE (7' x 3'6)** Coving to the ceiling and door to the entrance hall.

**ENTRANCE HALL (8' x 3'6)** Radiator, staircase to the first floor and doors to the lounge and reception room.

**LOUNGE (12' x 10')** Double glazed UPVC window to the front, radiator and coving to the ceiling.



LOUNGE

**DINING ROOM (14' x 12')** Double glazed UPVC window to the rear, radiator, door to the understairs cupboard and door to the kitchen.



DINING ROOM

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**KITCHEN (10' x 7'5)** Fitted kitchen incorporating sink with mixer tap, electric oven & grill with four burner electric hob and extractor hood above and tiled splashback. Wood effect tile flooring, double glazed UPVC window to the side, frosted double glazed UPVC window to the side, Baxi gas boiler, radiator and door to inner hallway and cloakroom.



KITCHEN

**INNER HALLWAY/CLOAKROOM (6' x 6')** Two piece suite comprising WC and sink with mixer tap. Tiled flooring, two frosted double glazed UPVC windows to the side, radiator and panelled ceiling.

## **FIRST FLOOR**

**LANDING** Radiator and doors to two bedrooms and bathroom.

**BEDROOM 1 (14' x 12')** Double glazed UPVC windows to the front and to the side, walk-in fitted storage cupboard and radiator.



BEDROOM 1

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**BEDROOM 2 (9' x 9')** Double glazed UPVC window to the rear and radiator.



BEDROOM 2

**BATHROOM (9' x 5')** Three piece suite comprising WC, sink with mixer tap and tiled splashback, panelled bath with mixer tap and shower over the bath. Radiator, frosted double glazed UPVC window to the rear and tiled flooring.



BATHROOM

**OUTSIDE** To the rear of the property is a walled and gated yard with outhouses for additional storage and gated access to the rear lane. To the front of the property is a walled and fenced low maintenance forecourt comprising laid shillies.



REAR YARD

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**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.

