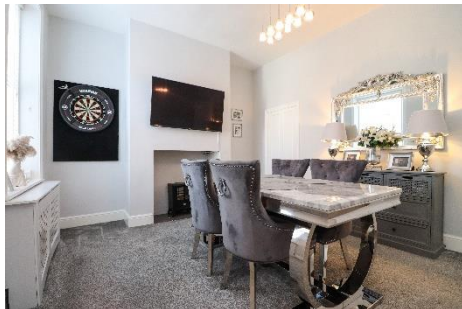


# Cumbrian Properties

28 Caldew Street, Denton Holme, Carlisle



**Price Region £165,000**

**EPC-D**

Terraced property | Popular location  
2 reception rooms | 3 bedrooms | 2 bathrooms  
Rear yard | Immaculately presented

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A spacious three bedroom, two reception room, two bathroom mid terraced property which is immaculately presented throughout situated on a quiet one way street in Denton Holme. The double glazed and gas central heated accommodation is neutrally decorated throughout and briefly comprises of entrance hall with original coving and cornice, lounge with a contemporary flame effect electric fire, rear sitting room with understairs storage cupboard leading to a modern kitchen with integrated appliances and a modern ground floor bathroom. To the first floor there are three bedrooms and a three piece shower room. Externally the property has a low maintenance front forecourt laid to stone chippings and a generous paved patio style garden. Situated within easy walking distance of local schools and shops, with riverside walks on your doorstep and just a 10 minute walk into the city centre.

The accommodation with approximate measurements briefly comprises:

Entry via composite front door into entrance hall

**ENTRANCE HALL** Doors to lounge and sitting room. Staircase to the first floor, original coving and cornice, part wood panelled walls and radiator.



ENTRANCE HALL

**LOUNGE (13'9 max x 11'9)** Contemporary flame effect electric fire, double glazed window to the front, radiator and original coving.



LOUNGE

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**SITTING ROOM (15'8 x 12')** Understairs storage cupboard, fireplace housing an electric stove effect fire, double glazed window to the rear, radiator and opening into the kitchen.



SITTING ROOM

**KITCHEN (11'9 x 8')** Fitted kitchen incorporating an electric oven and grill and four burner hob with extractor hood above, integrated fridge and freezer, plumbing for washing machine, under mounted sink with mixer tap, integrated dishwasher and wood worksurfaces. Tiled flooring, under counter lighting, ceiling spotlights, double glazed window and opening into the rear hallway.



KITCHEN

**REAR HALLWAY** Doors to bathroom and utility cupboard. Tiled flooring and composite door to the rear yard.

**UTILITY CUPBOARD** Space for tumble dryer and houses the combi boiler

**BATHROOM (8' x 5')** Three piece suite comprising of shower over panelled bath, vanity unit wash hand basin and WC with concealed cistern. Part tiled walls, tiled flooring, ceiling spotlights, radiator and double glazed frosted window.

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BATHROOM

FIRST FLOOR LANDING Doors to bedrooms and shower room.

BEDROOM 1 (15'8 max x 10'8 max) Radiator and double glazed windows to the front.



BEDROOM 1

BEDROOM 2 (12'3 x 7'9) Radiator and double glazed window to the rear.



BEDROOM 2

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**BEDROOM 3 (11'8 x 7'5)** Radiator and double glazed window to the rear.



BEDROOM 3

**SHOWER ROOM (6'9 x 3'7)** Three piece suite comprising of double fully tiled walk-in shower cubicle, wash hand basin over vanity unit and WC. Part tiled walls, tiled flooring, ceiling spotlights and heated towel rail.



SHOWER ROOM

**OUTSIDE** To the front of the property is residents permit parking. Sandstone paved rear yard with outside water tap and gate providing pedestrian access to the rear lane.



REAR YARD

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**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in 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.

