

Cumbrian Properties

11 Church Close, Rydal St, Carlisle



Price Region £100,000

EPC-C

End terraced property | Close to city centre
1 reception room | 3 bedrooms | 1 bathroom
Allocated parking space | Enclosed rear yard

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

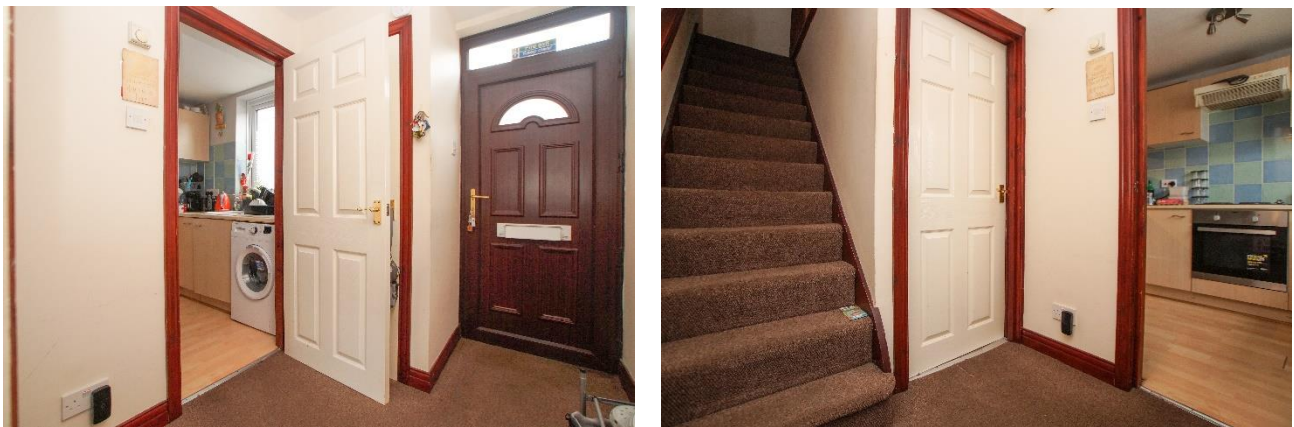
2/ 11 CHURCH CLOSE, RYDAL STREET, CARLISLE

A three bedroom property situated between London Road and Fusehill Street with allocated parking, double glazing and gas central heating. The accommodation briefly comprises of entrance hall, open plan dining kitchen, lounge with French doors to the rear yard, three first floor bedrooms and a three piece family bathroom. To the front of the property there is a block paved forecourt and allocated parking space. This property would be ideal as a first time buy opportunity or as a buy to let investment. Sold with the benefit of no onward chain and is conveniently located close to local shops, amenities, bus routes and the University Campus.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance hall.

ENTRANCE HALL Radiator, built in storage cupboard housing the boiler and doors to –



ENTRANCE HALL

OPEN PLAN DINING KITCHEN

KITCHEN (15'10 x 7') Fitted kitchen with 1.5 bowl sink unit with mixer tap and drainer, tiled splashbacks, plumbing for washing machine and electric oven with four burner electric hob and extractor above. Double glazed frosted windows to the front.

DINING AREA (10' x 6') Radiator, understairs storage cupboard and door to lounge.



KITCHEN AREA

3/ 11 CHURCH CLOSE, RYDAL STREET, CARLISLE



DINING AREA

LOUNGE (13'2 x 11'6) Radiator and double glazed French doors leading out to the rear yard.



LOUNGE

FIRST FLOOR LANDING Built in shelved storage cupboard, loft access and doors to bedrooms and bathroom.

BEDROOM 1 (13'2 x 9'2) Double glazed window to the front, radiator and built in storage cupboard with shelves and hanging rails.



BEDROOM 1

4/ 11 CHURCH CLOSE, RYDAL STREET, CARLISLE

BEDROOM 2 (11'7 x 6'10) Double glazed window to the rear, radiator and built in storage cupboard with shelves and hanging rail.



BEDROOM 2

BEDROOM 3 (8'4 x 6') Radiator and double glazed window to the rear.



BEDROOM 3

BATHROOM (7'6 x 6'8) Three piece suite comprising wash hand basin, electric shower over panelled bath and WC. Wood effect vinyl flooring, radiator and double glazed frosted window to the side.



BATHROOM

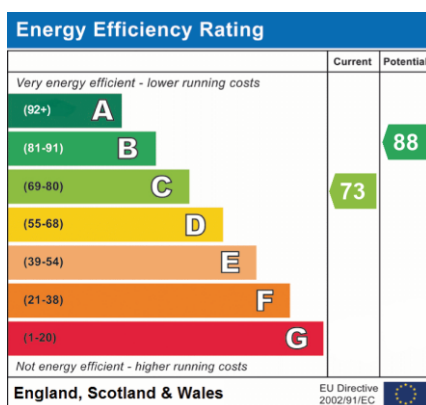
OUTSIDE Front forecourt and allocated parking for one car. Enclosed rear yard laid to block paving and slate shillies.

5/ 11 CHURCH CLOSE, RYDAL STREET, CARLISLE

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in 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.



reasons to sell with us...

more than

455

properties listed in our
Carlisle office

more than

390

properties sold from
our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
from 31/01/2023 - 31/01/2024, CA1 to CA8

Celebrating over 30 years
on your high street

www.cumbrian-properties.co.uk

