

Cumbrian Properties

13 Lawson Street, Carlisle



Price Region £100,000

EPC-

Mid-terraced property | Ideal FTB or BTL
2 reception room | 2 bedrooms | 2 bathrooms
Close to Cumberland Infirmary | No Onward chain

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A two double bedroom, mid-terraced property with ground floor shower room and first floor bathroom. The double glazed and gas central heated accommodation briefly comprises lounge, dining room, kitchen, shower room and cloakroom. To the first floor there are two double bedrooms and bathroom. Front forecourt and enclosed rear yard with wooden shed and gated access to the rear lane. Ideally suited to the first time buyer or buy to let investment market.

The accommodation with approximate measurements briefly comprises:

UPVC front door into the lounge.

LOUNGE (13' x 10'4) UPVC double glazed window to the front, built-in shelves and storage cupboards, coving to the ceiling, radiator and door to dining room.



LOUNGE

DINING ROOM (14' x 13') UPVC double glazed window to the rear, radiator, gas fire, staircase to the first floor and door to kitchen.



DINING ROOM

KITCHEN (12' x 8'7) Fitted kitchen incorporating sink and drainer, radiator, wood effect vinyl flooring, UPVC double glazed windows to the rear and Baxi boiler.

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KITCHEN

SHOWER ROOM (8'5 x 4'10) Three piece suite comprising walk-in shower cubicle, wash hand basin and WC. Radiator and UPVC double glazed frosted window to the rear.



SHOWER ROOM

FIRST FLOOR

LANDING Doors to both bedrooms and bathroom.

BEDROOM 1 (13' x 10'4) UPVC double glazed window to the front, radiator, coving to the ceiling and built-in shelved storage cupboard.



BEDROOM 1

BEDROOM 2 (10' 7 x 10') UPVC double glazed window to the rear, radiator and built-in storage cupboard.

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BEDROOM 2

BATHROOM (12' x 7'10) Three piece suite comprising panelled bath, wash hand basin and WC. Radiator and UPVC double glazed frosted window to the rear.



BATHROOM

OUTSIDE Walled forecourt laid to flagstones with stone chippings. Enclosed rear yard with pedestrian access to rear lane, wooden shed and outside tap.

EPC TO FOLLOW

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.

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