

# Cumbrian Properties

97 Denton Street, Denton Holme



**Price Region £100,000**

**EPC-D**

Mid terraced property | Popular residential area  
2 reception rooms | 2 bedrooms | FF bathroom  
Enclosed rear yard | No onward chain

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A well presented and neutrally decorated two double bedroom mid terraced property sold with the benefit of no onward chain. The double glazed and gas central heated accommodation briefly comprises vestibule, lounge, dining room and fitted kitchen. To the first floor there are two double bedrooms and three piece family bathroom plus additional built in storage on the first floor landing. Low maintenance enclosed rear yard with brick built outhouse. Situated within close range of local amenities including shops, supermarkets, schools, regular bus routes and is a great option as a first time buy or investment opportunity as a buy to let.

The accommodation with approximate measurements briefly comprises:

**VESTIBULE** Tiled flooring, coving to ceiling and door to lounge.

**LOUNGE (16'3 x 14'6)** Double glazed window to the front, coving and ceiling rose, radiator, wood effect laminate flooring, fireplace and storage cupboard which also houses the meters. Door to the dining room.



LOUNGE

**DINING ROOM (14'7 x 13'7)** Double glazed windows to the side and rear elevations, radiator, fireplace, wood effect laminate flooring, staircase to the first floor and door to the kitchen.



DINING ROOM

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**KITCHEN (13' x 8'7)** Fitted kitchen incorporating a 1.5 bowl sink unit with drainer and mixer tap, tiled splashbacks, electric oven and grill, four burner gas hob with extractor above, integrated fridge/freezer and plumbing for washing machine. Double glazed windows to the side, wood effect laminate flooring, radiator and timber door leading to the rear garden.



KITCHEN

**FIRST FLOOR LANDING** Radiator, wood effect laminate flooring and built in storage cupboard housing the Worcester boiler. Doors to bedrooms and family bathroom.

**BEDROOM 1 (14'6 x 13')** Double glazed window to the front, radiator and built in shelved storage cupboard.



BEDROOM 1

**BEDROOM 2 (14'10 x 8')** Double glazed window to the side and radiator.





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**FAMILY BATHROOM (9' x 7'4)** Three piece suite comprising low level WC, wash hand basin and panelled bath with shower over. Part tiled walls, radiator, tiled flooring and double glazed frosted window to the side.



FAMILY BATHROOM

**OUTSIDE** To the rear of the property is an enclosed yard with brick built outhouse and gated access to the communal access lane.



REAR YARD

**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.

