

Cumbrian Properties

16 Linton Close, Carlisle



Price Region £135,000

EPC-C

End terrace | Modern development to the south of the city

1 reception room | 2 bedrooms | 1 bathroom

Low maintenance gardens | Allocated parking

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A lovely well maintained two double bedroom end terraced property situated in a modern development to the south of the city. The double glazed and gas central heated accommodation briefly comprises of lounge, inner hallway, cloakroom and dining kitchen with patio doors to the rear garden. To the first floor there is a three piece family bathroom and two double bedrooms. Low maintenance front garden comprising of bushes, floral borders, block paved pathway and laid shillies. Easy to maintain rear landscaped garden and allocated parking for one car. Situated on a no-through road and within close proximity to London Road and an abundance of local amenities, bus stops, schools and the University of Cumbria.

The accommodation with approximate measurements briefly comprises:

Entry via double glazed composite door into lounge.

LOUNGE (13'10 x 11'8) Double glazed window to the front, radiator, staircase to the first floor and door to inner hallway.



LOUNGE

INNER HALLWAY Doors to cloakroom and dining kitchen.

CLOAKROOM Low level WC, wash hand basin and radiator.

DINING KITCHEN (11'7 x 10') Fitted kitchen incorporating a 1.5 bowl sink unit with drainer and mixer tap, plumbing for washing machine, oven and grill with four burner gas hob with aluminium splashback and overhead extractor. Tile effect vinyl flooring, houses the gas boiler, radiator and double glazed patio doors leading out to the rear garden.



DINING KITCHEN

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FIRST FLOOR LANDING Loft access and doors to bedrooms and family bathroom.

FAMILY BATHROOM (8'5 x 5'9) Three piece suite comprising low level WC, wash hand basin and panelled bath with electric shower over. Tiled splashbacks, radiator and tile effect vinyl flooring.



FAMILY BATHROOM

BEDROOM 1 (11'8 x 9') Double glazed window to the rear and radiator.



BEDROOM 1

BEDROOM 2 (11'8 x 10') Double glazed window to the front and radiator.



BEDROOM 2

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OUTSIDE Garden to the front comprising of laid shillies, flag stone pathway and floral borders. To the rear of the property is a fenced and gated garden comprising flag stone patio area, laid shillies, astro turf and bark chippings. Allocated parking for one vehicle.



REAR GARDEN

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		90
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC 