

# Cumbrian Properties

4 Morton Street, Caldewgate



Price Region £89,950

EPC-C

Mid terraced property | Convenient location  
Dining lounge | 2 double bedrooms | GF bathroom  
Enclosed rear yard | Ideal first time buy

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## 2/ 4 MORTON STREET, CALDEWEGATE, CARLISLE

A well presented and spacious two double bedroom mid terraced property situated in a convenient location to the west of the city. The double glazed and gas central heated accommodation briefly comprises a spacious dining lounge with gas fire and built in storage, a modern kitchen and a ground floor bathroom. To the first floor there are two double bedrooms and externally to the rear of the property there is a south facing enclosed walled yard. To the front of the property there is residents permit parking. Situated within easy walking distance of local supermarkets, shops, the Cumberland Infirmary and just a ten minute walk into the city centre making this property an ideal first time buy or downsize and sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into dining lounge.

**DINING LOUNGE (21'5 max x 13'5 max)** Coal effect gas fire, double glazed window to the front, cupboards housing the meters, built in storage cupboard, radiator and doors leading to the inner hallway and kitchen.



DINING LOUNGE

**KITCHEN (11' max x 5'9 max)** Fitted kitchen incorporating a stainless steel sink with mixer tap, brick effect tiled splashbacks, wood effect worksurfaces, free standing gas cooker with extractor hood above, plumbing for washing machine and space for tumble dryer. Space for full height fridge/freezer, double glazed window to the rear, ceiling spotlights, tile effect flooring and UPVC door leading out to the rear yard.

3/ 4 MORTON STREET, CALDEWEGATE, CARLISLE



KITCHEN

**INNER HALLWAY** Staircase to the first floor and door to the bathroom.

**BATHROOM (7'7 x 5'9)** Three piece suite comprising of shower over panelled bath, wash hand basin and WC. Radiator, panelled ceiling and double glazed frosted window.



BATHROOM

**FIRST FLOOR LANDING** Loft access and doors to bedrooms.

**BEDROOM 1 (13'5 max x 12')** Radiator and double glazed window to the front.



BEDROOM 1



4/ 4 MORTON STREET, CALDEWEGATE, CARLISLE

**BEDROOM 2 (10' x 9')** Built in storage cupboard housing the combi boiler, radiator and double glazed window to the rear.

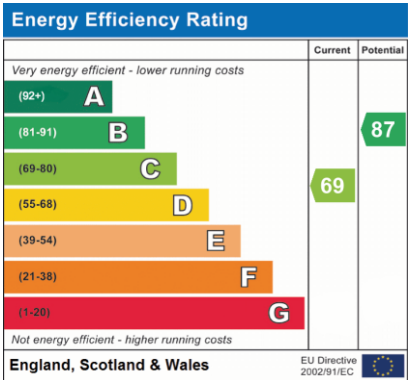


BEDROOM 2

**OUTSIDE** To the front of the property there is residents permit parking and to the rear is an enclosed walled yard with pedestrian access to the rear 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.