

# Cumbrian Properties

3 Petteril Terrace, Carlisle



Price Region £130,000

EPC-D

Mid-terraced property | No-through road  
1 reception room | 3/4 bedrooms | Ground floor bathroom  
Rear garden & outbuildings | No onward chain

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## 2/ 3 PETTERIL TERRACE, OFF LONDON ROAD, CARLISLE

This mid-terraced property is situated on a no-through road to the south of the city, just off London Road, and is offered for sale with the benefit of no onward chain. The double glazed and gas central heated accommodation briefly comprises entrance hall, lounge, dining kitchen with walk-in storage cupboard and ground floor bathroom. To the first floor there are three bedrooms and an additional room, that could be utilised as a bedroom/dressing room/study, leading off bedroom 1. Enclosed rear garden with outbuilding and garage shed/kennels. Situated close to an abundance of amenities including shops, supermarkets and transport links. Ideally suited to the first time buyer or buy to let investor.

The accommodation with approximate measurements briefly comprises:

### UPVC door into entrance hall

**ENTRANCE HALL (25'5 x 7'9)** Dado rail, part panelled walls, radiator, staircase to the first floor and understairs storage cupboard with double glazed frosted window to the front housing the Worcester gas boiler. Doors to lounge, dining kitchen and bathroom and UPVC double glazed door to the rear garden.



ENTRANCE HALL

**LOUNGE (12' x 11'5)** Double glazed window to the front, radiator and coving to ceiling.



LOUNGE

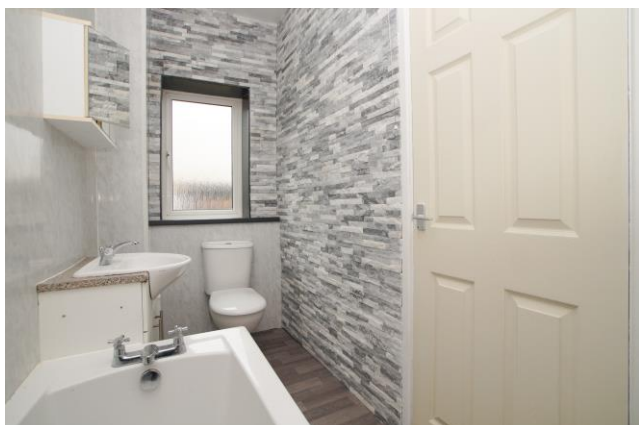
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**DINING KITCHEN (14' x 11'9)** Fitted kitchen incorporating sink with drainer and mixer tap, electric oven and grill, four burner gas hob, plumbing for washing machine, tiled splashbacks and overhead extractor. Double glazed windows to the rear, radiator, wood effect vinyl flooring, panelled ceiling and walk-in storage cupboard.



DINING KITCHEN

**BATHROOM** Three piece suite comprising WC, wash hand basin and panelled bath with electric shower over. Aqua panelled splashbacks, heated towel rail, wood effect vinyl flooring, panelled ceiling and double glazed frosted window to the rear.



BATHROOM

**FIRST FLOOR LANDING** Part wood panelled walls, double glazed window to the front, radiator, walk-in storage cupboard and doors to bedrooms.

**BEDROOM 1 (11' x 7'5)** Double glazed window to the front, radiator and door to a further room which could be utilised as a dressing room/bedroom or study.



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**DRESSING ROOM/BEDROOM/STUDY (11' x 6'4)** Double glazed window to the front and radiator.



DRESSING ROOM/BEDROOM/STUDY

**BEDROOM 2 (13'3 x 11')** Double glazed window to the rear, fitted wardrobes and vanity unit.



BEDROOM 2

**BEDROOM 3 (9'9 x 8')** Double glazed window to the rear and radiator.



BEDROOM 3

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**OUTSIDE** Enclosed lawned rear garden with gravelled area, outside tap, brick-built outhouse, self-built garden shed/kennels and frosted UPVC double glazed door to the rear lane.

**GARDEN SHED/KENNELS (17'6 x 8'3)** Power and light, UPVC double glazed frosted door and dog kennels.



REAR GARDEN



REAR OF THE PROPERTY

**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.

