

Cumbrian Properties

99 Blackwell Road, Currock



Price Region **£87,500**

EPC-C

Mid-terraced property | Popular location
2 receptions | 2 bedrooms | First floor bathroom
Sold with sitting tenant | No onward chain

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2/ 99 BLACKWELL ROAD, CURROCK, CARLISLE

This two bedroom mid-terraced property is gas central heated, fully double glazed and briefly comprises entrance hall, lounge with fireplace, dining room with cosy wood burning stove and fitted kitchen with door leading to the rear yard. To the first floor there are two bedrooms, both benefitting from built-in storage and a three piece family bathroom. Externally, to the rear of the property is a walled and gated low maintenance yard. This property is sold with a sitting tenant and with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the entrance hall.

ENTRANCE HALL (14' x 3'5) Radiator, coving to the ceiling, staircase to the first floor and doors leading to the lounge and dining room.



ENTRANCE HALL

LOUNGE (11' x 10') Double glazed UPVC window to the front, fireplace, radiator, coving to the ceiling and ceiling rose.



LOUNGE

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DINING ROOM (14' x 12'5) Double glazed UPVC window to the rear, wood burning stove, radiator, coving to the ceiling, understairs storage cupboard & door to the kitchen.



DINING ROOM

KITCHEN (16' x 7') Fitted kitchen incorporating ceramic sink with mixer tap, freestanding oven and grill with four burner gas hob and extractor hood above and plumbing for washing machine. Tiled splashback, double glazed UPVC window to the side, radiator, wood effect vinyl flooring and frosted double glazed UPVC door to the side leading to the yard.



KITCHEN

FIRST FLOOR LANDING Doors to both bedrooms and family bathroom.

BEDROOM 1 (14' x 11') Double glazed UPVC window to the front, radiator, coving to the ceiling and built-in storage.



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BEDROOM 2 (9'5 x 7') Double glazed UPVC window to the rear, radiator and built-in wardrobe (also housing the gas boiler).



BEDROOM 2

FAMILY BATHROOM (12'5 x 5') Three piece suite comprising shower over panelled bath with mixer tap, wash hand basin with mixer tap and WC. Tiled splashback, heated towel rail, frosted double glazed UPVC window to the rear and tile effect vinyl flooring.



FAMILY BATHROOM

OUTSIDE To the rear of the property is a walled and gated low maintenance yard with access to the rear lane.

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band A.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		83
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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