

Cumbrian Properties

43 Arthur Street, Currock



Price Region £170,000

EPC-E

Mid terraced property | Immaculately presented
2 reception rooms | 3 bedrooms | FF bathroom
Front forecourt | Rear garden

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A fabulously presented and generously proportioned three bedroom mid terraced family home with 29' open plan dining lounge, fully fitted kitchen and quality four piece first floor bathroom. Enclosed gardens and patio to the rear.

The accommodation with approximate measurements briefly comprises:

Composite front door into vestibule.

VESTIBULE Door into entrance hall.

ENTRANCE HALL Wood effect laminate flooring, staircase to the first floor and door to open plan lounge/dining/kitchen.

OPEN PLAN DINING LOUNGE (29' x 10'6)

LOUNGE AREA UPVC double glazed bay window to the front, wood effect laminate flooring, vertical radiator and coving to the ceiling.



LOUNGE

DINING AREA UPVC double glazed window to the rear and radiator. Opening to the kitchen.



DINING AREA

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KITCHEN (18' x 7') Fitted kitchen incorporating a five ring hob with extractor hood above, eye-level oven and grill, one and a half bowl sink unit with mixer tap, integrated fridge freezer, cupboard housing the Baxi boiler, vertical radiator, wood effect laminate flooring, understairs storage cupboard, UPVC double glazed window to the side and UPVC double glazed French doors to the rear garden.



KITCHEN

FIRST FLOOR

LANDING Built-in storage cupboard, doors to bedrooms and bathroom, door and staircase to the attic room.

BATHROOM (15' x 7') Four piece suite comprising WC, vanity unit wash hand basin, walk-in shower unit and freestanding bath with waterfall tap. Tiled flooring, vertical radiator, UPVC double glazed frosted windows to the side and rear.



BATHROOM

BEDROOM 1 (13'9 x 12') UPVC double glazed window to the front, radiator and built-in storage cupboard.

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BEDROOM 1

BEDROOM 2 (14'5 x 8') UPVC double glazed window to the rear and radiator.



BEDROOM 2

ATTIC ROOM (17' x 12'9) Currently awaiting building regulations to class as a third bedroom with Velux window to the front.



ATTIC ROOM

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OUTSIDE Low maintenance front forecourt and enclosed rear garden incorporating paved patio area with steps leading down to an area laid to artificial turf with pedestrian access gate to the rear lane. Parking is available in the rear lane.



REAR GARDEN

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.

EPC GRAPH TO
FOLLOW

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455

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Carlisle office

more than

390

properties sold from
our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
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