

Cumbrian Properties

6 Waller Street, Carlisle



Price Region £95,000

EPC-D

Terraced property | Central location
1 reception room | 2 bedrooms | GF bathroom
Enclosed rear yard | No onward chain

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2/ 6 WALLER STREET, OFF GREYSTONE ROAD, CARLISLE

This well presented two bedroom terraced property has been newly decorated throughout with modern kitchen and bathroom, low maintenance enclosed rear yard and within walking distance to the city centre. The property would make an ideal first time buy, downsize or as a buy to let investment opportunity. The double glazed and gas central heated accommodation briefly comprises of vestibule, lounge with electric fire, dining kitchen with access to the rear yard, a spacious ground floor bathroom and two first floor double bedrooms. Residents on street parking to the front and to the rear is an enclosed low maintenance walled yard with brick built outhouse for storage. Situated just outside of the city centre with local shops and supermarkets in close proximity and easy access to J43 of the M6.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into vestibule.

VESTIBULE Double glazed window, panelled ceiling and glazed door to the lounge.

LOUNGE (13' x 12' max) Contemporary flame effect electric fire, double glazed window to the front, radiator, picture rail and doors leading to the staircase to the first floor and dining kitchen.



LOUNGE

DINING KITCHEN (20'8 max x 9' max) Fitted kitchen incorporating an electric oven with four burner hob and extractor above, stainless steel sink with mixer tap, plumbing for washing machine, tiled splashbacks and wood effect worksurfaces. Space for dining table and chairs, radiator, understairs storage cupboard, wood effect flooring, double glazed window to the rear, door to bathroom and UPVC door to the rear yard.



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DINING KITCHEN

BATHROOM (9' max x 5'7 max) Three piece suite comprising of electric shower over panelled bath, WC and wash hand basin. Built in storage cupboard, panelled ceiling, heated towel rail, tile effect flooring, tiled splashbacks and double glazed frosted window.



BATHROOM

FIRST FLOOR LANDING Door and step up to bedroom 1, loft access and door to bedroom 2.

BEDROOM 1 (12'9 max x 9'9 to fitted wardrobes) A range of fitted wardrobes, radiator and double glazed window to the front.



BEDROOM 1

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BEDROOM 2 (9'7 to fitted wardrobes x 8'8) A range of fitted wardrobes (one housing the Worcester combi boiler), radiator and double glazed window to the rear.



BEDROOM 2

OUTSIDE Residents on street parking to the front. Rear enclosed yard with brick built house, outside water tap and gate providing pedestrian access to the rear lane.

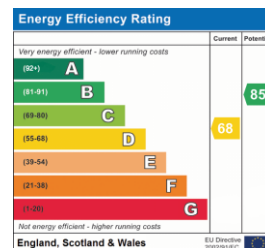


REAR YARD

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band A

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