

# Cumbrian Properties

31 Newcastle Street, Carlisle



Price Region £99,950

EPC-D

Terraced property | Ideal first time buy  
2 reception rooms | 2 bedrooms | GF bathroom  
No onward chain | Rear yard

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## 2/ 31 NEWCASTLE STREET, CARLISLE

A realistically priced double glazed and gas central heated two double bedroom terraced property with two reception rooms, ground floor bathroom and rear yard. Situated in a popular location within easy access of local supermarkets and the city centre and retains many original features throughout including fireplaces, internal doors and ceiling rose. Entry is into a spacious lounge with original open fire leading through to the sitting room with a fireplace and good size understairs storage cupboard, a galley kitchen and a spacious three piece bathroom. To the first floor there are two excellent double bedrooms and access to a fully boarded loft space. Externally there is residents permit parking to the front and an enclosed rear yard. This property would make an ideal first time buy or buy to let investment having been successfully rented for several years and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**LOUNGE (11'6 x 11'3)** Original open fire, double glazed window to the front, radiator, original coving and ceiling rose, built in shelving and storage. Door to sitting room.



LOUNGE

**SITTING ROOM (11'7 max x 11'4 max)** Fireplace with stone hearth and wooden lintel above. Good size understairs storage cupboard, double glazed French doors lead out to the rear yard, radiator, door to staircase to the first floor and opening into the kitchen.



SITTING ROOM



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**KITCHEN (10'9 x 6'6)** Fitted kitchen incorporating space for a free standing cooker, plumbing for washing machine, stainless steel sink with mixer tap and space for free standing fridge/freezer. Double glazed window, tile effect flooring and door to the rear hallway.



KITCHEN

**REAR HALLWAY** Doors to bathroom and rear yard.

**BATHROOM (11' x 6'4)** Three piece suite comprising panelled bath, wash hand basin and WC. Built in storage, fully tiled walls, ceiling spotlights and heated towel rail.



BATHROOM

**FIRST FLOOR LANDING** Step up to each door to bedrooms.

**BEDROOM 1 (12' x 11'4)** Original cast fireplace (decorative purposes only), double glazed window, radiator and built in shelving.



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**BEDROOM 2 (16'4 max x 11'3 max)** Double glazed window to the rear, radiator, original cast fireplace (decorative purposes only), built in shelving and access to a boarded loft.



BEDROOM 2

**OUTSIDE** Residents permit parking to the front of the property. Enclosed rear yard with gate providing pedestrian access down a side lane to the front.



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.

