

Cumbrian Properties

53a & 53b Brook Street, Carlisle



Price Region £130,000

EPC-D

Ground & first floor flats | Convenient location
1 bedroom & 2 bedroom | Open plan lounge/kitchens
Good rental income | Ideal buy to let

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An opportunity to purchase two flats, one currently tenanted and one successfully previously rented providing an ideal buy to let with a good rental income.

The one bedroom, ground floor flat is electrically heated and double glazed and briefly comprises open plan lounge/kitchen, double bedroom and en-suite shower room. (Currently has a tenant paying £425pcm).

The two bedroom, first floor flat is electrically heated and double glazed and briefly comprises open plan lounge/kitchen, four piece bathroom and bedroom with an additional 29' attic bedroom. (Previously rented).

The accommodation with approximate measurements briefly comprises:

53A BROOK STREET – One bedroom ground floor flat

Entrance into the property leads into the open-plan living dining lounge & kitchen.

OPEN PLAN LOUNGE/KITCHEN (15'5 x 14'5)

LOUNGE AREA Double glazed UPVC windows to the front and side, wood effect laminate flooring, electric radiators and door to the bedroom.

KITCHEN AREA Fitted kitchen incorporating sink unit with mixer tap, electric oven & grill with four burner electric hob, tiled splashback and plumbing for washing machine.



OPEN PLAN LOUNGE/KITCHEN

BEDROOM (12' x 11') Double glazed UPVC windows to the side, electric radiator, wood effect laminate flooring, shelved built-in storage cupboard housing hot water tank and door to the shower room.

EN-SUITE SHOWER ROOM (9' x 3') Three piece suite comprising WC, sink with mixer tap and tiled splashback and walk-in shower. Tile effect vinyl flooring & heated towel rail.



BEDROOM & EN-SUITE

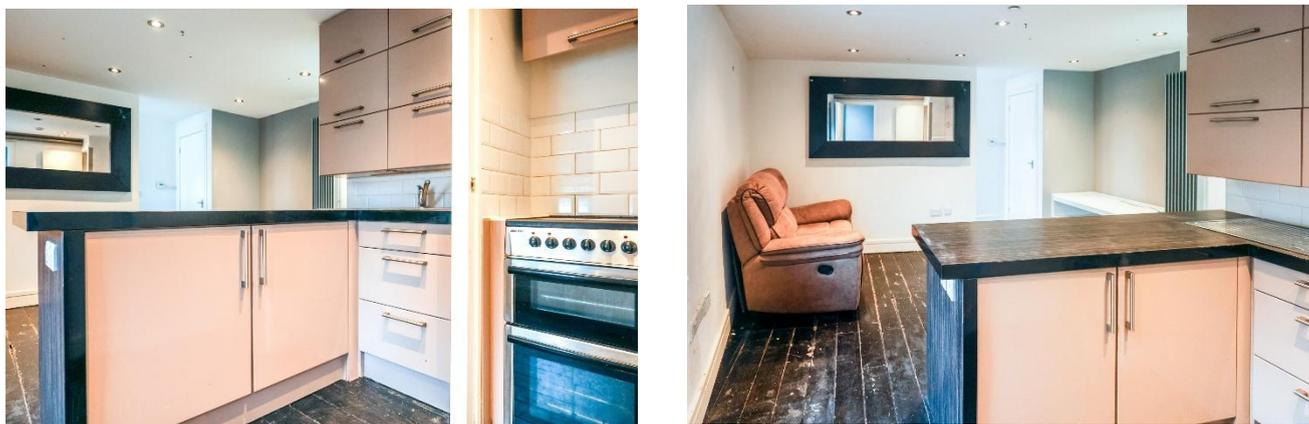
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53B BROOK STREET – Two bedroom first floor flat.

Front door into the entrance hall with staircase to the first floor.

OPEN PLAN LOUNGE/KITCHEN (18' x 13'5 max) Wood flooring and double glazed window. Doors to bathroom and bedroom, door and staircase to the attic bedroom.

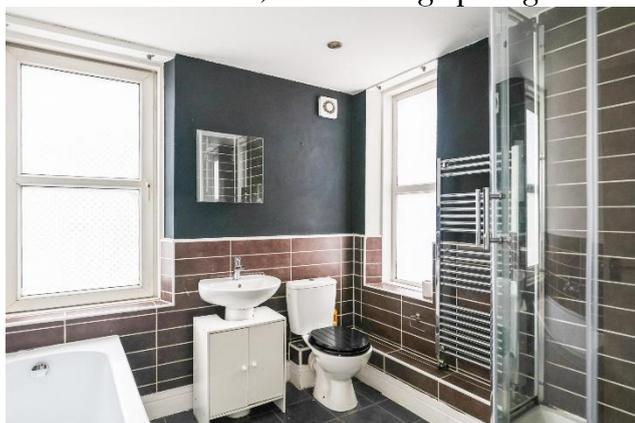
KITCHEN AREA Fitted kitchen incorporating freestanding cooker, plumbing for washing machine, radiator and storage unit housing the boiler.



OPEN PLAN LOUNGE/KITCHEN

BATHROOM (8' x 8') Four piece suite comprising bath, shower cubicle, sink and WC. Two double glazed frosted windows, heated towel rail, tiled floor and part tiled walls.

BEDROOM 1 (11' x 7') Wood effect laminate floor, radiator, double glazed windows to the front and side, and ceiling spotlights.

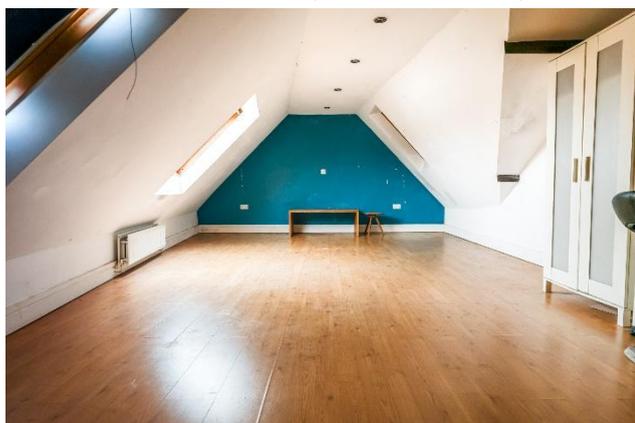


BATHROOM



BEDROOM 1

ATTIC BEDROOM (29' x 14' max) Wood effect laminate floor and four Velux windows.



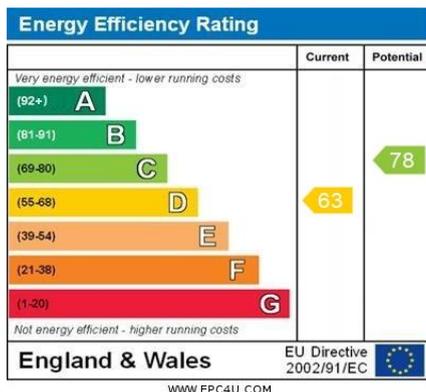
ATTIC BEDROOM

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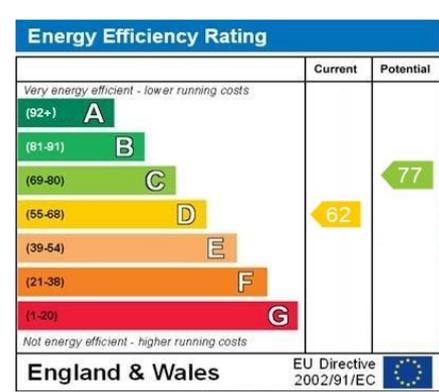
TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is 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.



53A



53B