

Cumbrian Properties

13 Thomson Street, Carlisle



Price Region £105,000

EPC-E

Terraced house | Central location
1 reception | 2 bedrooms | Newly fitted kitchen & bathroom
Residents permit parking & rear yard | No onward chain

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This two bedroom mid-terrace property has been recently refurbished and has a new stylish kitchen and fully tiled bathroom along with neutral decoration and new floor coverings. Located just a short walk into the city centre, the property is double glazed and gas central heated and comprises vestibule leading into a spacious lounge with point for gas/electric fire or potential for log burner if desired, a newly fitted stylish kitchen in inky blue tones with wood effect worktops and a newly fitted fully tiled ground floor modern bathroom. To the first floor there is a master bedroom with fitted storage and a single bedroom/office. Externally, there is residents on-street parking and to the rear of the property is a walled yard with covered storage area. Located just a short five minute walk into the city centre and with local shops and schools on your doorstep, the property would make an ideal first time buy or buy to let investment and is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry through UPVC front door into the vestibule.

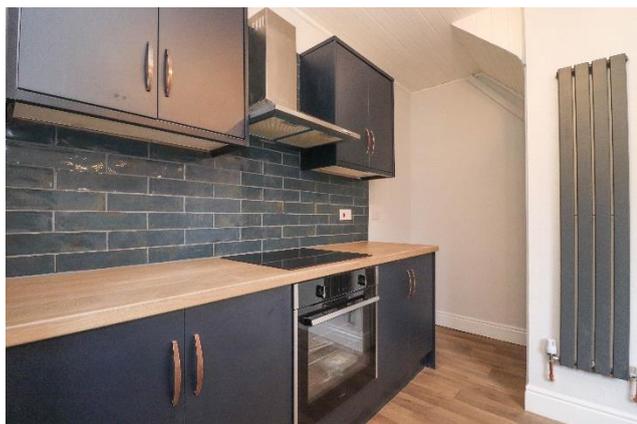
VESTIBULE Door leading through to the lounge.

LOUNGE (13'9 max x 12'7 max) Double glazed window to the front, two built-in storage cupboards, radiator, coving to the ceiling, fireplace with potential for gas/electric fire or log burner and door to the kitchen.



LOUNGE

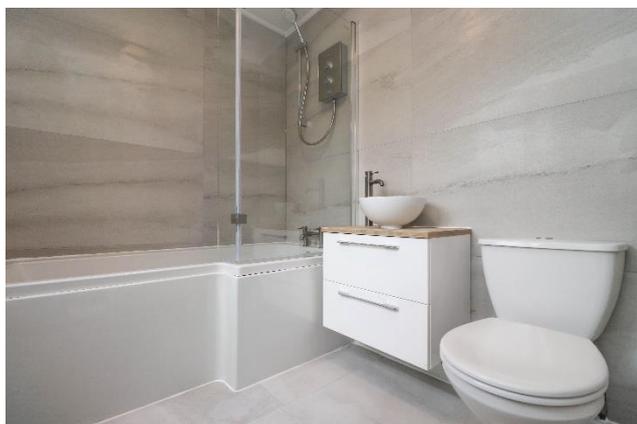
KITCHEN (13'8 max x 10' max) Newly fitted kitchen incorporating electric oven and grill with four burner hob with extractor hood above, plumbing and space for washing machine and dishwasher, stainless steel sink with mixer tap, brick effect tile splashbacks. Understairs storage cupboard, wood effect flooring, panelled ceiling, column radiator, double glazed window to the rear, staircase to the first floor and door to the rear hallway.



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REAR HALLWAY Built-in storage cupboard, UPVC door to the rear garden, door to the bathroom and wood effect flooring.

BATHROOM (6'9 x 6') Newly fitted three piece suite comprising shower over panelled bath, vanity unit wash hand basin and WC. Fully tiled walls, panelled ceiling, frosted glazed window, tiled flooring and heated towel rail.



BATHROOM

FIRST FLOOR

LANDING Step up to bedroom 1 and door to bedroom 2.

BEDROOM 1 (13'9 max x 12'8) Double glazed window to the front, built-in storage cupboard and radiator.



BEDROOM 1

BEDROOM 2 (13'9 x 6'7) Double glazed window to the rear, built-in storage cupboard housing the Ideal combi-boiler and radiator.



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OUTSIDE To the front of the property there is residents permit parking and to the rear of the property is a walled yard with covered storage area and external water supply.



REAR YARD & COVERED STORAGE AREA

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.

