

Cumbrian Properties

48 Lawson Street, Carlisle



Price Region £107,000

EPC-

Terraced property | Popular residential location
1 reception room | 2 bedrooms | 1 bathroom
Mezzanine garden | Ideal first time buy

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A two double bedroom terraced property with ground floor bathroom and a beautiful mezzanine garden. The double glazed and gas central heated accommodation comprises of lounge with stove effect electric fire, modern kitchen and bathroom. To the first floor there are two double bedrooms both with original decorative cast fireplaces. Generous rear yard with wooden steps leading up to a mezzanine garden laid to artificial turf. Lawson Street is situated close to the Cumberland Infirmary with local amenities within easy walking distance and on regular bus routes to the city centre. This property would make an ideal first time buy but would also suit those looking to downsize and buy to let investors. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into lounge

LOUNGE (12'7 max x 11'9 max) Stove effect electric fire, built in storage cupboard, double glazed window to the front, radiator and doors to kitchen and staircase to the first floor.



LOUNGE

KITCHEN (10'10 max x 6' max) Fitted kitchen incorporating an electric oven with four burner hob with extractor hood above. Stainless steel sink with mixer tap, integrated microwave, plumbing for washing machine and brick effect tiled splashbacks. UPVC door to the rear garden, radiator, tiled flooring and door to bathroom.



KITCHEN

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BATHROOM (11'2 x 4'9) Three piece suite comprising of shower over panelled bath, WC and wash hand basin. Double glazed frosted window, brick effect tiled splashbacks, radiator and tiled flooring.



BATHROOM

FIRST FLOOR LANDING Step up with door to bedroom 1, and door to bedroom 2.

BEDROOM 1 (12' x 11'8) Built in wardrobe, original cast decorative fireplace, radiator and double glazed window to the front of the property.



BEDROOM 1

BEDROOM 2 (11'9 x 7'7) Original cast decorative fireplace, radiator, gas combi boiler and double glazed window to the rear of the property.



BEDROOM 2

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OUTSIDE Residents on street parking to the front of the property.

To the rear of the property is a garden laid to artificial turf. A set of wooden steps lead up to a roof top garden with outside storage below, outside water tap and gate to the rear lane.



REAR GARDEN & MEZANNINE LEVEL

TENURE We are informed the tenure is Freehold

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

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EPC TO FOLLOW

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more than

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500

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4.9/5 Google Rating

*UK Rightmove, Market Share Information
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