

Cumbrian Properties

40 Clementina Terrace, Currock



Price Region £110,000

EPC-D

Terraced house | Newly decorated
2 receptions | 2 bedrooms | First floor bathroom
Ideal first time buy | No onward chain

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This two bedroom, two reception room mid-terrace property has been newly decorated and provides a spacious well-presented low maintenance home. The property is double glazed and gas central heated and comprises vestibule, entrance hall, lounge with electric fire, newly carpeted sitting room with patio doors leading out to the rear yard and opening into a modern kitchen with integrated appliances and access to the rear yard. To the first floor there is a master double bedroom, single bedroom with fitted storage and a spacious three piece bathroom. Externally, the front of the property has a low maintenance forecourt and on street parking and the rear of the property has a secure walled yard with garden shed. Located within close proximity to local shops and schools and just a short walk into the city centre, the property would make an ideal first time buy or buy to let investment having been successfully rented for several years. The property is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry through composite front door into the vestibule.

VESTIBULE Coving to the ceiling and a glazed door to the entrance hall.

ENTRANCE HALL Doors leading to the lounge, sitting room, staircase to the first floor, radiator, original coving and ceiling rose and wood effect flooring.



ENTRANCE HALL

LOUNGE (11'8 x 10'6 max) Pebble effect electric fire, built-in storage housing the fuse box and meters, double glazed window to the front, original coving and ceiling rose, radiator and wood effect flooring.



LOUNGE

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SITTING ROOM (14' max x 11') Pebble effect electric fire with wooden surround, double glazed sliding patio doors to the rear yard, understairs storage cupboard, radiator, ceiling rose and opening into the kitchen.



SITTING ROOM

KITCHEN (17'9 x 5'9) Fitted kitchen incorporating electric oven and four burner gas hob with extractor hood above, plumbing and space for washing machine, built-in fridge freezer, stainless steel sink with mixer tap. Cupboard housing the combi-boiler, brick effect tile splashbacks, wood effect flooring, two double glazed windows and UPVC door to the rear yard.



KITCHEN

FIRST FLOOR

LANDING Steps up and doors to both bedrooms and bathroom.

BEDROOM 1 (14' max x 11'3) Double glazed window to the front and radiator.



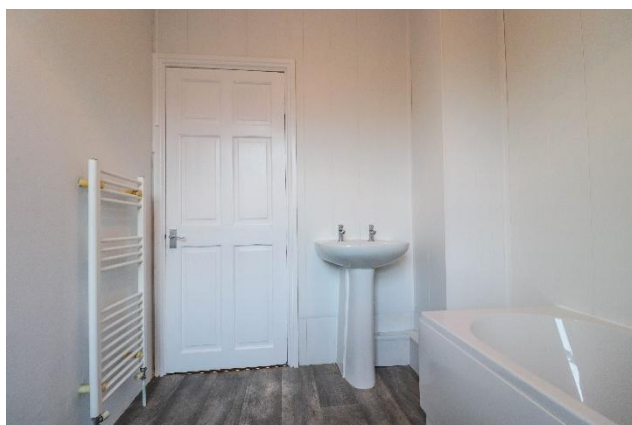
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BEDROOM 2 (11' x 6'9) Built-in storage cupboard, double glazed window to the rear and radiator.



BEDROOM 2

BATHROOM (8' x 7') Three piece suite comprising shower over panelled bath, wash hand basin and WC. Partially boarded walls, frosted glazed window, wood effect flooring and heated towel rail.



BATHROOM

OUTSIDE To the front of the property is a small forecourt and street parking. To the rear of the property is a walled paved yard with garden shed 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 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.

