

# Cumbrian Properties

59 Crummock Street, Carlisle



Price Region £85,000

EPC-

Extended mid-terraced property | No onward chain  
2 reception rooms | 2 double bedrooms | Ground floor bathroom  
Newly fitted boiler | Enclosed rear yard

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)



2/ 59 CRUMMOCK STREET, CARLISLE

This double glazed and gas central heated, two double bedroom, two reception room, extended, mid-terraced property, which does require some minor cosmetic attention, is situated to the west of the city in close proximity to the Cumberland Infirmary and a variety of local amenities. The accommodation, which benefits from a newly fitted Baxi boiler and central heating system, briefly comprises lounge, dining room, kitchen, inner hall and shower room. To the first floor there are two double bedrooms. Enclosed rear yard. Ideally suited to the first time buyer or buy to let market. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC front door into lounge.

**LOUNGE (12' x 10'3)** UPVC double glazed window to the front, radiator, fireplace housing a gas fire, door to dining room and access to the shelved understairs storage cupboard with light.



LOUNGE

**DINING ROOM (13'8 x 12')** UPVC double glazed window to the rear, radiator, gas fire and door to kitchen.



DINING ROOM

3/ 59 CRUMMOCK STREET, CARLISLE

**KITCHEN (15'3 x 6'7)** Fitted kitchen incorporating sink unit with mixer tap, freestanding cooker with extractor hood above, cupboard housing the newly fitted Baxi boiler, radiator, wood effect vinyl flooring and door to inner hall.



KITCHEN

**INNER HALL** Wood effect vinyl flooring, UPVC door to the rear yard and door to shower room.

**SHOWER ROOM (6'7 x 6')** Three piece suite comprising WC, wash hand basin and walk-in shower unit. UPVC double glazed frosted window to the rear, wood effect vinyl flooring and radiator.



SHOWER ROOM

## **FIRST FLOOR**

**LANDING** Doors to both bedrooms.

**BEDROOM 1 (12' x 10'3)** UPVC double glazed window to the front, radiator and built-in shelved storage cupboard.



4/ 59 CRUMMOCK STREET, CARLISLE



BEDROOM 1

**BEDROOM 2 (12' x 10'3)** UPVC double glazed window to the rear, radiator, fitted wardrobes and drawers.



BEDROOM 2

**OUTSIDE** Enclosed rear yard with outside tap.

EPC GRAPH TO FOLLOW

5/ 59 CRUMMOCK STREET, CARLISLE

**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.

reasons to sell with us...

more than

**455**

properties listed in our  
Carlisle office

more than

**390**

properties sold from  
our Carlisle office

we sold

**255**

more properties than  
our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

Celebrating over 30 years  
on your high street

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)

