

Cumbrian Properties

40 Shankly Road, Denton Holme



Price Region £125,000

EPC-C

End terraced | Popular residential area
1 reception room | 3 bedrooms | 1 bathroom
Parking and gardens | Corner plot | No chain

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2/ 40 SHANKLY ROAD, DENTON HOLME, CARLISLE

This three bedroom, one bathroom end terraced property is situated on a corner plot with gardens and ample parking and would make a fantastic first time buy or buy to let investment. Situated in the popular residential area of Denton Holme, the property has a spacious lounge with a good size understairs storage, dining kitchen with patio doors leading out to a generous rear garden, two double bedrooms with fitted storage to the master, a single bedroom/study and a three piece bathroom. Externally there are low maintenance gardens to the front along with driveway parking for two to three vehicles and a rear lawned garden with patio and decked seating areas. Located just a ten minute walk to the city centre with the amenities of Denton Holme just a five minute walk away including schools, shops and pleasant riverside walks. Sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

ENTRANCE HALL Staircase to the first floor, radiator and door to the lounge.

LOUNGE (15' x 11') Double glazed window to the front, radiator, understairs storage cupboard and door to the dining kitchen.



LOUNGE

DINING KITCHEN (14' x 7'6) Fitted kitchen incorporating an electric oven and four burner hob with extractor hood above, plumbing for washing machine, stainless steel sink with mixer tap, wall and base units, tiled splashbacks and space for full height fridge/freezer. Double glazed window to the rear, radiator, Worcester combi boiler, wood effect flooring and double glazed patio doors leading out to the rear garden.



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DINING KITCHEN

FIRST FLOOR LANDING Loft access and doors to bedrooms and bathroom.

BEDROOM 1 (14' max x 8' max) Two double glazed windows to the front, radiator and built in storage cupboard.



BEDROOM 1

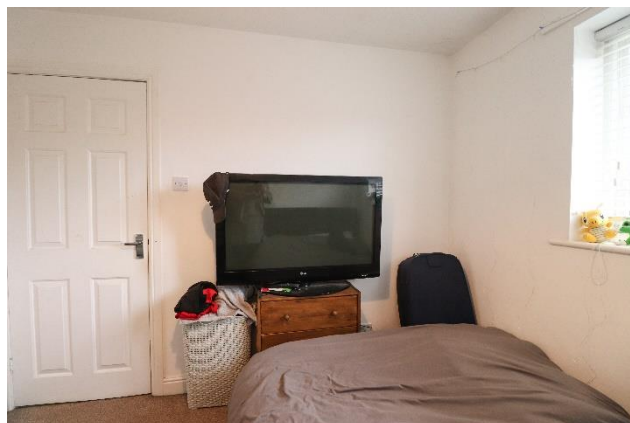
BATHROOM (7'7 max x 5' max) Three piece suite comprising of shower over panelled bath, vanity unit wash hand basin and low level WC. Double glazed frosted window, tiled walls and radiator.



BATHROOM

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BEDROOM 2 (9'3 x 7'9) Double glazed window to the rear and radiator.



BEDROOM 2

BEDROOM 3 (8'3 x 5'9) Double glazed window to the rear and radiator.



BEDROOM 3

OUTSIDE To the front of the property there is driveway parking for two vehicles and allow maintenance lawned garden. Rear lawned garden with decked seating area, a flag stone patio, garden shed and gate providing pedestrian access to the front of the property.



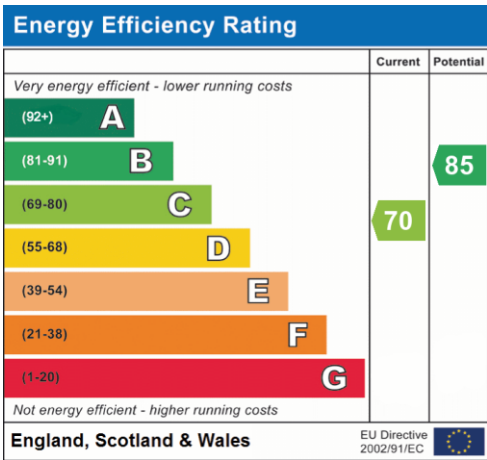
REAR GARDEN

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TENURE We are informed the tenure is Freehold

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

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.



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