

# Cumbrian Properties

104 Petteril Street, Carlisle



**Price Region £155,000**

**EPC-D**

Mid terraced property | Close to town centre  
2 reception rooms | 2 bedrooms | FF bathroom  
Enclosed rear yard with roller door for vehicle access

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A two double bedroom, two reception mid terraced property sold with the benefit of no onward chain. The double glazed and gas central heated accommodation briefly comprises of entrance hall, lounge with bay window, coving and ceiling rose, dining room, fitted kitchen with integrated appliances. To the first floor there are two good size double bedrooms and a four piece family bathroom. Front forecourt and enclosed rear yard with outhouse and access for a vehicle via a metal roller door. Situated close to Warwick Road which is within walking distance of the town centre, local schools, shops, amenities and Junction 43 of the M6.

The accommodation with approximate measurements briefly comprises:

**VESTIBULE** Wood effect laminate flooring, coving and door to entrance hall.

**ENTRANCE HALL (11'10 x 4')** Wood effect laminate flooring, radiator, coving, staircase to the first floor and doors to lounge and dining room.



ENTRANCE HALL

**LOUNGE (16'4 x 12'5)** Double glazed bay window to the front, coving and ceiling rose, radiator and gas fire with marble and wood mantelpiece.



LOUNGE

**DINING ROOM (14'6 x 13'3)** Double glazed window to the rear, radiator and gas fire with aluminium surround. Door to kitchen.

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DINING ROOM

**KITCHEN (10'10 x 9')** Fitted kitchen incorporating sink unit with drainer and mixer tap, Bosch oven and grill with four burner electric hob, tiled splashback and extractor above, eye level microwave, integrated fridge/freezer and integrated washing machine. Double glazed window to the rear, wood effect laminate flooring, coving, radiator, understairs storage cupboard and double glazed composite door to the rear yard.



KITCHEN

**FIRST FLOOR LANDING** Radiator, coving, fitted wardrobe, loft access and doors to bedrooms and bathroom.

**BEDROOM 1 (16'8 x 13'4)** Double glazed windows to the front, radiator and coving.



BEDROOM 1

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**BEDROOM 2 (13'9 x 10'3)** Double glazed window to the rear and radiator.



BEDROOM 2

**FAMILY BATHROOM (11'6 x 8'10)** Four piece suite comprising panelled bath, WC, walk-in shower unit and wash hand basin. Tiled splashbacks, wood effect laminate flooring, heated towel rail, coving and built in shelved storage cupboard housing the Baxi boiler.



FAMILY BATHROOM

**OUTSIDE** Front walled forecourt laid to flag stones. To the rear of the property there is an enclosed yard laid to flat stones with floral borders and outhouse for storage. A garage roller door allows access for a vehicle if required.



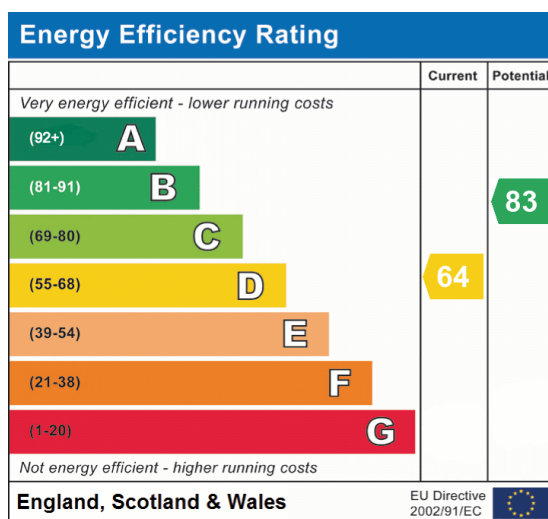
REAR YARD

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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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