

# Cumbrian Properties

41 Hawick Street, Carlisle



Price Region **£73,000**

**EPC-D**

Mid-terraced property | Newly fitted kitchen  
1 reception room | 2 bedrooms | 1 bathroom  
Newly decorated & carpeted | No onward chain

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This two bedroom mid terrace property has recently undergone a damp proof course and has been fully redecorated and carpeted throughout. Double glazed and gas central heated the property also benefits from a new kitchen and briefly comprises lounge with electric fire, inner hall, kitchen with good storage, rear hall and ground floor bathroom. To the first floor there are two bedrooms with original cast fire to the master and fitted storage to the second bedroom. Enclosed rear yard with gated access to the rear lane. Situated within easy walking distance of local shops, schools, the Cumberland Infirmary and city centre, the property would make an ideal first time buy or investment opportunity in the buy to let market.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into lounge.**

**LOUNGE (12'8 x 11')** Wood framed double glazed window to the front, radiator, wooden fireplace housing an electric fire and door to inner hall.



LOUNGE

**INNER HALL** Staircase to the first floor and access to the kitchen.

**KITCHEN (10'6 x 6'9)** Newly fitted kitchen incorporating sink unit with mixer tap, four ring gas hob with aluminium splashback and extractor hood above, electric oven and grill, plumbing for washing machine, understairs storage cupboard, fitted shelved cupboard housing the Baxi boiler, wood effect vinyl flooring, radiator, wood framed double glazed window to the rear and door to rear hall.



KITCHEN

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**REAR HALL (6' x 5'5)** Wood effect vinyl flooring, radiator, UPVC door to the rear yard and door to bathroom.

**BATHROOM (6'9 x 6'3)** Three piece suite comprising WC, wash hand basin and electric shower above panelled bath. New radiator, tiled flooring and UPVC double glazed frosted window.



REAR HALL



BATHROOM

## **FIRST FLOOR**

**LANDING** Doors to both bedrooms.

**BEDROOM 1 (12'8 x 12')** UPVC double glazed window to the front, radiator and built-in wardrobes and storage cupboards with sliding doors.



BEDROOM 1

**BEDROOM 2 (13' x 9'5)** Wood framed double glazed window to the rear, radiator and built-in wardrobe and storage cupboard with sliding doors.

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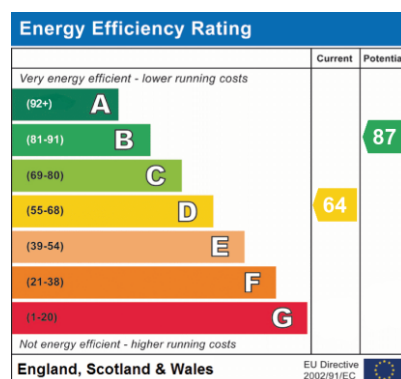
BEDROOM 2

**OUTSIDE** Enclosed rear yard with outside tap and gated access to the rear lane.

**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.



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