

Cumbrian Properties

75 Broad Street, Carlisle



Price Region £225,000

EPC-E

Traditional terraced property | City centre location
2 reception rooms | 3 bedrooms | 2 bathrooms
Original characterful features | No onward chain

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This stunning, traditional, three bedroom, two bathroom, two reception room, terraced property is situated on a sought after tree-lined street just a stone's throw from the city centre. Offering the perfect blend of traditional features and modern fittings the property offers plenty of space inside and out. The accommodation comprises vestibule with original tiled flooring, a welcoming entrance hall leading to a light and airy lounge with gas fire, generous dining kitchen with original decorative fireplace and French doors to the rear garden, a cosy snug/office, utility and ground floor shower room. To the first floor there are two double bedrooms – both with fitted storage, single bedroom and a spacious stylish three piece family bathroom with freestanding roll top bath. Externally the front of the property has a low maintenance forecourt garden whilst the rear of the property has a generous paved garden with an undercover seating area which could also be used for off-street parking. The property is less than a five minute walk into the city centre, in close proximity to local primary and secondary schools and has excellent transport links to the M6 motorway. The property will suit multiple buyers and is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

Front door into vestibule.

VESTIBULE Original tiled flooring, coving to the ceiling and glazed door into the entrance hall.

ENTRANCE HALL Doors to lounge, dining kitchen and snug. Built-in understairs storage, staircase to the first floor, radiator and original coving.



ENTRANCE HALL

LOUNGE (15' max x 14') Tiled fireplace housing a coal effect gas fire, double glazed window to the front with original wood panelling below, radiator, original coving and ceiling rose.



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DINING KITCHEN (14'4 max x 13'7 max) Fitted kitchen incorporating an electric oven and five ring gas hob with extractor hood above, integrated fridge, one and a half bowl sink unit with mixer tap, decorative tiled fireplace, brick effect tiled splashbacks, under counter lighting, coving, tiled flooring, radiator and French doors to the rear garden.



DINING KITCHEN

SNUG (12'3 x 9') Original built-in storage, tiled flooring, double glazed windows to the side, radiator and door to the utility.



SNUG

UTILITY Plumbing for washing machine, space for tumble dryer, Worcester combi boiler, UPVC door to the rear garden and door to shower room.

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SHOWER ROOM (7' x 6') Three piece suite comprising boarded shower cubicle with waterfall showerhead, wash hand basin and WC. Heated towel rail and frosted glazed window.



UTILITY



SHOWER ROOM

FIRST FLOOR HALF LANDING Door to bathroom.

LANDING Three fitted storage cupboards, loft access and doors to all bedrooms.

BEDROOM 1 (14' x 12' max) Two fitted wardrobes, double glazed window to the front, coving and radiator.



BEDROOM 1



BEDROOM 2 (13'7 x 13'5) Original cast iron decorative fireplace, double glazed window to the rear and radiator.



BEDROOM 2

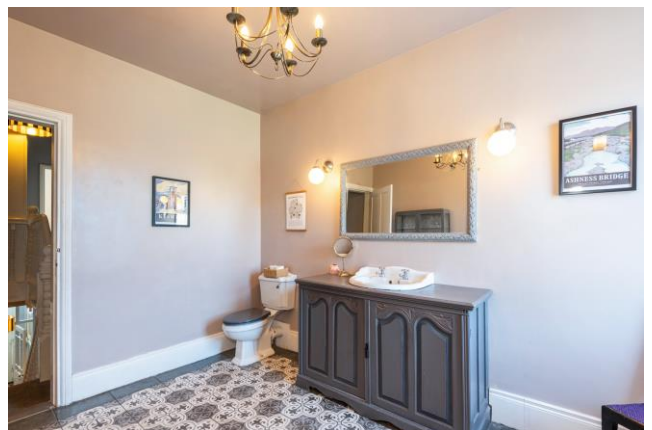
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BEDROOM 3 (10'4 x 8') Double glazed window to the front and radiator.



BEDROOM 3

BATHROOM (12'4 x 9' max) Three piece suite comprising freestanding roll top bath with claw feet and shower attachment, vanity unit wash hand basin and WC. Frosted glazed window, radiator and tiled flooring.



BATHROOM

OUTSIDE Low maintenance front forecourt garden along with residents on-street parking. To the rear of the property is a generous paved garden which has an undercover seating area, which could be used as off-street parking, along with a garden shed and outside water supply.



REAR YARD

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TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band C.

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.

