

# Cumbrian Properties

## 2 Grace Street, Carlisle



**Price Region £167,000**

**EPC-D**

Mid-terraced property | Over three floors

2 receptions | 3 bedrooms | 2 bathrooms

Immaculately presented throughout | Two loft rooms

## 2/ 2 GRACE STREET, CARLISLE

An immaculately presented three bedroom mid-terraced property with additional two loft rooms, is immaculately presented throughout. Benefiting from two reception rooms and two bathrooms, the property briefly comprises entrance hall, sitting room, lounge with wood burning stove, a fitted kitchen with integrated appliances and breakfast bar, inner hall and three piece family bathroom. To the first floor there are three bedrooms, two of which are double and a shower room. Leading from the master bedroom is a staircase to the second floor which benefits from two additional rooms, both with Velux windows and storage which could be utilised as office space or playrooms. Externally, to the rear of the property is a low maintenance walled and gated yard comprising wooden decking and astro turf. To the front of the property is a walled and shillied low maintenance forecourt. The property is in close proximity to schools, shops, bakeries, riverside walks and public transport links.

The accommodation with approximate measurements briefly comprises:

**Entrance to the property leads into the entrance hall.**

**ENTRANCE HALL (11' x 3')** Radiator, wood effect laminate flooring, dado rail, coving to the ceiling and doors leading to the sitting room and lounge.



ENTRANCE HALL

**SITTING ROOM (12' x 10')** Double glazed UPVC windows to the front, coving to the ceiling, picture rail and radiator.



SITTING ROOM

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**LOUNGE (15' x 13')** Double glazed UPVC windows to the rear, radiator, wood burning stove, wood effect laminate flooring, understairs cupboard, door to kitchen and doorway to staircase.



LOUNGE

**KITCHEN (13' x 8'5)** Fitted kitchen with 1.5 bowl sink with mixer tap, eye level oven & grill and microwave, four burner gas hob with glass splashback and extractor hood above, integrated fridge freezer, integrated dishwasher and washing machine, and breakfast bar. Baxi boiler, tile effect laminate flooring. Kitchen leads through to the inner hallway.



KITCHEN

**INNER HALLWAY (8' x 3')** Fitted worktops & cupboards, doors to garden & bathroom.

**BATHROOM (7' x 6')** Three piece suite comprising sink with mixer tap and panelled splashback, WC with concealed cistern and electric shower over panelled bath. Frosted double glazed UPVC window to the rear, radiator and LVT flooring.



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## FIRST FLOOR

LANDING Split level landing. Doors to three bedrooms and shower room.

BEDROOM 1 (13' x 11') Double glazed UPVC window to the front, original feature fireplace, radiator and door to the staircase to the second floor.



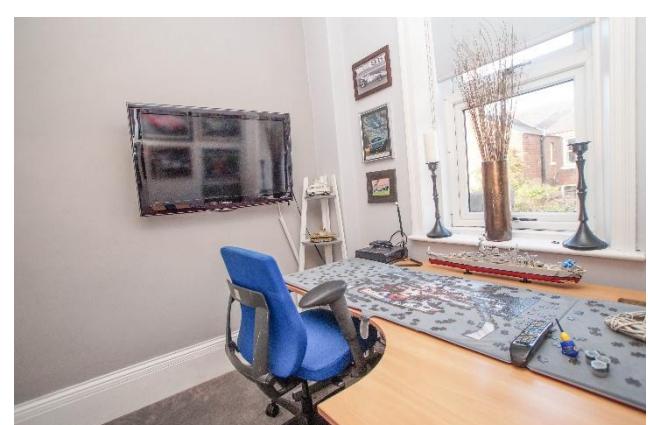
BEDROOM 1

BEDROOM 2 (12'5 x 10') Double glazed UPVC window to the rear, original feature fireplace and radiator.



BEDROOM 2

BEDROOM 3/OFFICE (8'5 x 7'5) Double glazed UPVC window to the rear and radiator.



BEDROOM 3/OFFICE

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**SHOWER ROOM (5'5 x 5')** Three piece suite comprising WC, sink with mixer tap and panelled splashback, walk-in shower with rainfall attachment and wood effect vinyl flooring.



SHOWER ROOM

**SECOND FLOOR**

**LANDING** Two additional loft rooms.

**LOFT ROOM 1 (13' x 7')** Velux window to the front, under eaves storage cupboards and LVT flooring.

**LOFT ROOM 2 (13' x 7')** Velux window to the rear, under eaves storage cupboards and LVT flooring.

**OUTSIDE** To the rear of the property is a walled and gated low maintenance yard comprising timber decking and gated access to the rear lane. To the front of the property is a walled low maintenance shillied forecourt.



GARDEN

**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.