

Cumbrian Properties

11 Beaconsfield Street, Currock



Price Region £115,000

EPC-

Mid-terraced property | Ideal FTB or BTL
2 reception rooms | 3 bedrooms | 1 bathroom
Forecourt, rear yard & car port | No onward chain

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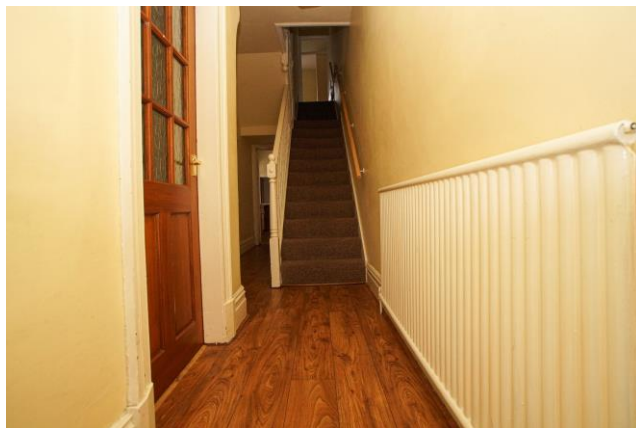
A three bedroom, two reception room, mid-terraced property, which does require some upgrading/modernisation, situated in a popular residential area within walking distance of the city centre and sold with the benefit of no onward chain. The gas central heated accommodation briefly comprises vestibule, entrance hall, lounge, dining room, fitted kitchen, inner hall and cloakroom. To the first floor there are two double bedrooms, single bedroom and bathroom. Front forecourt, enclosed rear yard and covered car port with garage door accessed from the rear lane. The property provides a great opportunity for the first time buyer or buy to let investor.

The accommodation with approximate measurements briefly comprises:

Front door into vestibule.

VESTIBULE Wood effect laminate flooring, dado rail, coving to the ceiling and door to entrance hall.

ENTRANCE HALL Wood effect laminate flooring, radiator, coving to the ceiling, staircase to the first floor and shelved understairs cupboard housing the consumer box and meters. Doors to lounge, dining room and dining kitchen.



ENTRANCE HALL

LOUNGE (13' x 12'9) Timber framed double glazed window to the front, radiator, wood effect laminate flooring, fireplace, dado rail, coving to the ceiling and ceiling rose.



LOUNGE

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DINING ROOM (17' x 10'8) Timber framed double glazed window to the rear, radiator, fireplace and picture rail.



DINING ROOM

KITCHEN (16'8 x 9') Country style fitted kitchen incorporating sink unit with mixer tap, eye-level oven and grill, four ring electric hob with tiled splashback, plumbing for washing machine and central heating boiler. Timber framed double glazed window to the side, radiator, tiled flooring, timber door to the rear yard and door to the inner hall.



KITCHEN

INNER HALL Door to cloakroom.

CLOAKROOM (9' x 5'7) WC, wash hand basin, radiator, tile effect vinyl flooring, wood panelled walls, dado rail and timber framed frosted window to the side.



CLOAKROOM

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FIRST FLOOR

SPLIT LANDING Radiator, doors to bedrooms and bathroom.

BEDROOM 1 (15'9 x 12') Timber framed double glazed window to the front, radiator, coving to the ceiling, two built-in wardrobes and two built-in cupboards.



BEDROOM 1

BEDROOM 2 (13' x 10'8) Timber framed double glazed window to the rear.



BEDROOM 2

BEDROOM 3 (9' x 9') Timber framed double glazed window to the rear, radiator and two built-in storage cupboards.



BEDROOM 3

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BATHROOM (7'5 x 5'5) Three piece suite comprising electric shower above panelled bath, wash hand basin and WC. Part tiled walls, timber framed frosted window to the side, radiator and tile effect vinyl flooring.



BEDROOM 3

OUTSIDE Gated, block paved front forecourt. Enclosed block paved rear yard with gated access to the rear lane. Covered car port with up and over garage door accessed from the rear lane.



REAR YARD

EPC TO FOLLOW

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.