

# Cumbrian Properties

3 Fusehill Street, Carlisle



Price Region **£87,000**

**EPC-D**

Corner terraced property | Convenient location  
1 reception room | 2 bedrooms | First floor bathroom  
Shared rear yard | No onward chain

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## 2/ 3 FUSEHILL STREET, CARLISLE

A two bedroom, one reception room, corner terraced property with a good size dining kitchen and first floor bathroom situated less than a five minute walk to the city centre and a variety of local amenities. The property is double glazed and gas central heated and briefly comprises entrance hall, lounge and dining kitchen. To the first floor there is a double bedroom, single bedroom and bathroom. Shared rear yard and residents permit parking available to the side of the property. The property would make an ideal buy to let investment or first time buy and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into entrance hall.**

**ENTRANCE HALL** Doors to lounge and dining kitchen, staircase to the first floor, understairs storage cupboard and radiator.



ENTRANCE HALL

**LOUNGE (13' max x 12' max)** Double glazed windows to the front and side, radiator, coving to the ceiling and ceiling rose.



LOUNGE

**DINING KITCHEN (12'9 max x 12'7 max)** Fitted kitchen incorporating an electric oven and four ring hob with extractor hood above, plumbing for washing machine, stainless steel sink with mixer tap, brick effect tiled splashbacks, Worcester combi boiler, tiled flooring, double glazed window to the front and UPVC door to the shared rear yard.

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DINING KITCHEN

**FIRST FLOOR**

**LANDING** Doors to both bedrooms and bathroom. Double glazed window and loft access.

**BEDROOM 1 (13' max x 12' max)** Double glazed windows to the front and side and radiator.



BEDROOM 1

**BEDROOM 2 (9'4 x 7'6)** Double glazed window to the front and radiator.



BEDROOM 2

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**BATHROOM (12'7 max x 5' max)** Three piece suite comprising shower above panelled bath, WC and wash hand basin. Radiator, double glazed frosted window, part tiled walls and tiled flooring.



BATHROOM

**OUTSIDE** Shared rear yard and residents permit parking to the side.

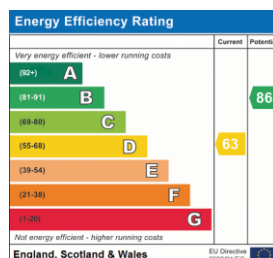


SHARED REAR YARD

**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in 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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**390**

properties sold from  
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our closest competitor

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Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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