

Cumbrian Properties

54 Aglionby Street, Carlisle



Price Region £175,000

EPC-D

Terraced townhouse | Close to city centre
2 reception rooms | 4 bedrooms | 1 bathroom
Newly refurbished | Off-street parking

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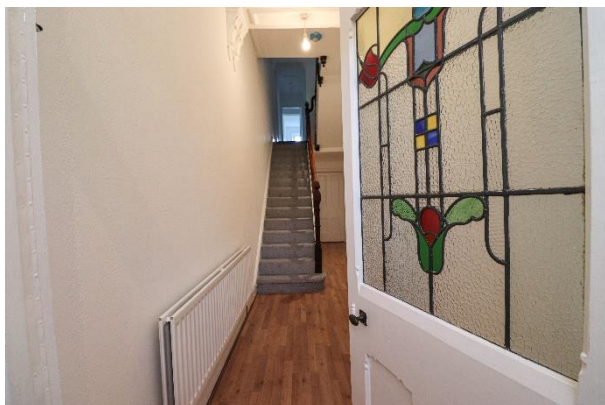
An excellent opportunity to purchase a spacious four bedroom, two reception room mid terraced property where a wealth of original features have been retained including fireplaces and coving and is situated within walking distance of Carlisle city centre. The property has the additional benefits of majority UPVC double glazing, full gas central heating, full re-wire, new roof, new carpet and décor throughout and a recently fitted beautiful four piece family bathroom and modern kitchen. The accommodation briefly comprises vestibule, entrance hall, lounge, sitting room, generous open plan 25' living dining kitchen with integrated appliances and oak worktops. To the first floor are four bedrooms and recently fitted beautifully presented four piece family bathroom. Low maintenance front forecourt and spacious low maintenance enclosed rear yard with access to the rear lane and wooden gates giving access to an off road parking space. Conveniently situated within walking distance of the city centre and close to many amenities including shops, schools, regular bus route and close to the university campus on Fusehill Street. A spacious home for the growing family sold, with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Solid wood door into vestibule.

VESTIBULE Coving, wooden flooring and wooden stained glass door into entrance hall.

ENTRANCE HALL Feature staircase to first floor, doors to lounge, sitting room and open plan dining kitchen. Decorative wooden panelling on the stairs, coving, cornice and radiator.



ENTRANCE HALL

LOUNGE (16'7 max to bay window x 13'8 max) UPVC double glazed bay window to the front with decorative wood panelling below, radiator, coving, picture rail and ceiling rose.



LOUNGE

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SITTING ROOM (14' x 11'9) Wooden glazed French doors to the rear garden, radiator, coving, picture rail and ceiling rose. Double doors into built in storage cupboard.



SITTING ROOM

LIVING /DINING/ KITCHEN (25'3 max x 11' max)

KITCHEN AREA A recently fitted modern kitchen with wall and base units with complementary oak worksurfaces. Stainless steel 1.5 bowl inset Karen Phoenix sink unit with mixer tap and Quooker tap, five ring Neff induction hob with glass splashback and designer extractor hood above. Built in Neff eye level electric oven with combination Neff microwave above. Integrated Neff dishwasher, integrated washing machine, under unit lighting and integrated fridge and freezer. Double glazed window and double glazed door both to the rear, wooden flooring and LED lights to the plinths and ceiling.

LIVING/DINING AREA Wooden flooring, double glazed window to the rear, radiator and door leading to cellar.



LIVING/DINING KITCHEN

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CELLAR Wooden steps down into cellar providing an excellent storage area. Feature window to the hallway.

FIRST FLOOR HALF LANDING Stairs to main landing and two steps to rear landing.

REAR LANDING Doors to bathroom and bedroom.

MAIN LANDING Doors to bedrooms, coving to ceiling and loft access.



LANDING

FAMILY BATHROOM Recently fully refurbished four piece suite comprising corner shower cubicle with electric shower, vanity unit wash hand basin, WC and freestanding oval bath with shower attachment. Part tiled walls, part Aqua panelled walls, wooden flooring and double glazed frosted window to the rear. Airing cupboard, chrome towel radiator and cupboard housing the Worcester combi boiler.



BATHROOM

BEDROOM 1 (15' x 12'2) Double glazed window to the front with decorative wood panelling below and wooden window seat. Coving to ceiling and original fireplace with tiled back and stone surround with open fire (decorative purposes only) and two built-in storage cupboards.



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BEDROOM 2 (14' x 12'2) Double glazed window to the rear, original fireplace (decorative purposes only) radiator and built in storage cupboard.



BEDROOM 2

BEDROOM 3 (10'2 x 6'9) Double glazed window to the front with decorative panelling below, coving and radiator.

BEDROOM 4 (14'4 x 8') Double glazed window to the rear yard and radiator.



BEDROOM 3



BEDROOM 4

ATTIC Accessed via a pull down ladder. Four Velux windows, insulation and power. Could easily be converted to an additional room.

OUTSIDE Low maintenance front forecourt and spacious, low maintenance rear yard laid to concrete with flagged patio area. Wooden gate providing access to the rear lane and wooden barn gates giving access to an off-road parking space.



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TENURE We are informed the tenure is Freehold.

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

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.

