

Cumbrian Properties

23 Howe Street, Carlisle



Price Region £100,000

EPC-D

Mid terraced property | Close to city centre
2 reception rooms | 2 bedrooms | 1 bathroom
Front forecourt | Enclosed rear yard

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2/ 23 HOWE STREET, CARLISLE

This two double bedroom mid terraced property briefly comprises entrance hall, spacious lounge, separate dining room, fitted kitchen and family bathroom. To the first floor are two bedrooms. Low maintenance front forecourt and enclosed rear yard. This property would ideally suit the first time buyer or as a buy to let investment.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC double glazed door into entrance hall

ENTRANCE HALL (15'6 x 3'5) Radiator, staircase to the first floor and doors to lounge and dining room.

LOUNGE (12' x 9') Coving to ceiling, radiator and double glazed window to the front.

DINING ROOM (14' x 13') Coving to ceiling, double glazed window to the rear, gas fire wooden mantelpiece, understairs shelved storage cupboard and door to kitchen.



DINING ROOM

KITCHEN (11'8 x 7'4) Fitted kitchen incorporating single bowl stainless steel sink unit with mixer tap and drainer, four burner gas hob with extractor above, built in electric oven/grill and plumbing for washing machine. Panelled ceiling, radiator, tiled flooring, double glazed window to the side and door to rear vestibule.



KITCHEN

3/ 23 HOWE STREET, CARLISLE

REAR VESTIBULE Tiled flooring, panelled ceiling, tiled walls, door to bathroom and UPVC double glazed door to the rear yard.

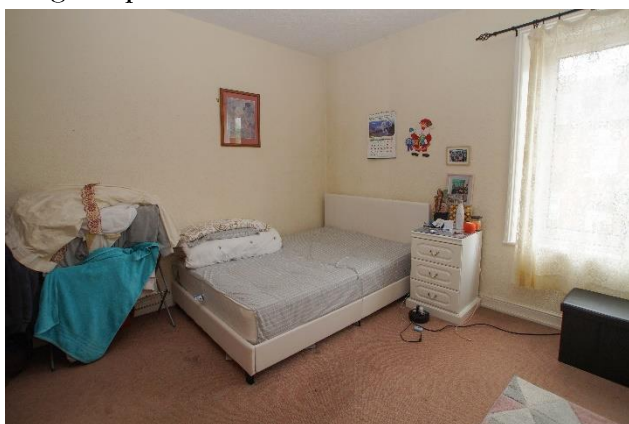
BATHROOM (9'9 x 5'5) Panelled bath, corner shower unit, wash hand basin and WC. Tiled walls, heated towel rail, tiled flooring and double glazed frosted window to the side.



BATHROOM

FIRST FLOOR LANDING Doors to bedrooms.

BEDROOM 1 (14' x 12') Double glazed window to the front and built in over stairs storage cupboard.



BEDROOM 1

BEDROOM 2 (14' x 12'9) Double glazed window to the rear.



BEDROOM 2

4/ 23 HOWE STREET, CARLISLE

OUTSIDE Low maintenance front forecourt. Enclosed rear flagged yard with pedestrian access gate to the rear lane.



REAR YARD

TENURE To be confirmed

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.

