

# Cumbrian Properties

## 9 Crummock Street, Carlisle



**Price Region £115,000**

**EPC-D**

Terraced property | Convenient location  
2 receptions | 2 double bedrooms | 1 bathroom  
Ideal first time buy or buy to let | No onward chain

## 2/ 9 CRUMMOCK STREET, OFF WIGTON ROAD, CARLISLE

This well presented two double bedroom, two reception room terrace property is situated close to amenities and the Cumberland Infirmary. The property offers plenty of living space along with a modern kitchen & bathroom, spacious bedrooms and a private walled rear yard. Comprising of entrance porch, lounge with contemporary electric fire, dining room with fitted storage, modern kitchen and a ground floor three piece bathroom. To the first floor are two double bedrooms with fitted storage to the master. Located less than 5 minutes walk to a range of local shops and bus stops, and just 10 minutes to the Cumberland Infirmary, primary school and city centre. Ideally suited to first time buyers, downsizes and buy to let investors, having been successfully rented previously with gas & electrical safety in place. Sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

**Entry through UPVC front door into the entrance porch.**

**ENTRANCE PORCH** Step up and UPVC door into the lounge.

**LOUNGE (12' x 11')** Double glazed window to the front, contemporary pebble effect electric fire, door and staircase to the first floor, radiator, wood effect flooring and door through to the dining room.



LOUNGE

**DINING ROOM (13'3 max x 12' max)** Built-in understairs storage, double glazed window to the rear, radiator, wood effect flooring and door leading into the kitchen.



DINING ROOM

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**KITCHEN (12'6 x 6'5)** Fitted kitchen incorporating electric oven and four burner gas hob, plumbing and space for washing machine, stainless steel sink with mixer tap, breakfast bar, Potterton gas boiler, tiled splashbacks, double glazed window, tile effect flooring, space for full height fridge freezer and door to the rear hallway.



KITCHEN

**REAR HALLWAY** UPVC door to the rear yard, door to the bathroom and tiled flooring.

**BATHROOM (6'5 x 6')** Three piece suite comprising shower over panelled bath, wash hand basin & WC. Partly tiled walls, tile effect flooring, radiator & frosted glazed window.



BATHROOM

## **FIRST FLOOR**

**LANDING** Steps up and doors to both bedrooms.

**BEDROOM 1 (12' max x 11' max)** Built-in storage cupboard, double glazed window to the front and radiator.



BEDROOM 1

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**BEDROOM 2 (12' max x 10' max)** Built-in storage, double glazed window to the rear and radiator.



BEDROOM 2

**OUTSIDE** To the rear of the property is an enclosed walled yard. To the front of the property there is on-street parking.



REAR YARD

**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.

