

Cumbrian Properties

1 Clarence Street, Carlisle



Price Region £150,000

EPC-E

End-terrace property | Popular residential location
2 receptions | 3 bedrooms | 1 bathroom
Ideal FTB / BTL opportunity | Low maintenance rear yard

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2/ 1 CLARENCE STREET, DENTON HOLME, CARLISLE

This three bedroom, two reception end-terrace property is gas central heated and double glazed throughout. The property briefly comprises an entrance hall, lounge, dining room, kitchen, and cloakroom. To the first floor are three bedrooms, two of which are doubles, with the master bedroom benefiting from fitted wardrobes and cupboards, along with a three-piece family bathroom. Externally, the property offers a walled and gated low-maintenance rear yard with an external water supply and good-sized timber shed. Situated in a popular residential area, the property is within walking distance of a range of local amenities including shops, schools, supermarkets, bakeries, hairdressers, and Carlisle city centre.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the entrance hall.

ENTRANCE HALL (14' x 6') Staircase to the first floor with wooden banister and spindles, coving to the ceiling, radiator, understairs cupboard and doors to lounge and dining room.



ENTRANCE HALL

LOUNGE (14'5 x 11'5) Double glazed UPVC windows to the front and to the side, picture rail, coving to the ceiling and radiator.



LOUNGE

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DINING ROOM (17' x 14'5) Double glazed UPVC window to the front, coving to the ceiling, fireplace, radiator and door to the kitchen.



DINING ROOM

KITCHEN (15' x 11') Fitted kitchen incorporating 1.5 bowl sink with mixer tap, plumbing for dishwasher and washing machine, freestanding gas oven and grill with four burner hob, tiled splashback and extractor hood above. Double glazed UPVC windows to the side, tiled flooring, radiator, Baxi gas boiler and door to the cloakroom.



KITCHEN

CLOAKROOM (6' x 4') Two piece suite comprising WC and sink with mixer tap. Tiled splashback, heated towel rail, frosted double glazed UPVC windows to the side and rear.



CLOAKROOM

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FIRST FLOOR

HALF LANDING Double glazed UPVC window to the front and radiator.

LANDING Doors to all bedrooms and family bathroom.

MASTER BEDROOM (14' x 12') Double glazed UPVC windows to the front and to the side, fitted wardrobes and cupboards and radiator.



BEDROOM 1

BEDROOM 2 (12' x 12') Double glazed UPVC window to the front and radiator.



BEDROOM 2

BEDROOM 3 (10' x 9'5) Double glazed UPVC window to the rear, radiator, fitted wardrobe and cupboards.



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FAMILY BATHROOM (10' x 7'5) Three piece suite comprising WC, sink with mixer tap, electric shower over panelled bath with mixer tap. Radiator, frosted double glazed UPVC window to the front, tile effect vinyl flooring and shelved fitted cupboards.



BATHROOM

OUTSIDE To the rear of the property is a low maintenance walled yard with external tap, gated access to the front and timber shed.



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.

