

Cumbrian Properties

53c Brook Street, Carlisle



Price Region £85,000

EPC-D

End terrace property | City centre location & parking
Open plan living | 2 bedrooms | 1 bathroom
Ideal FTB / BTL | No onward chain

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This modern two double bedroom end terrace property, provides low maintenance open plan living in a central location and is an ideal rental or for a first time buyer. The double glazed and gas central heated property comprises entrance hall, open plan living and kitchen with modern high gloss kitchen units and fitted storage, a ground floor three piece shower room with plumbing for the washing machine. To the first floor there is a master double bedroom with fitted wardrobes and a single bedroom/dressing room. Externally the property benefits from two storage units along with residents permit parking. Located within easy walking distance of the city centre with local shops on your doorstep, the property would make an ideal first time buy or buy to let investment, having been successfully rented for several years, sold with no onward chain. Located just a 5 minute walk from the city centre with local shops & supermarkets on your doorstep.

The accommodation with approximate measurements briefly comprises:

Entry through composite front door into the entrance hall.

ENTRANCE HALL Wood effect flooring and ceiling spotlights. Doors to the open-plan lounge/kitchen, shower room and staircase to the first floor.

OPEN PLAN LOUNGE/KITCHEN (13'6 max 10' max) Kitchen incorporates electric oven and four burner hob with extractor hood above, stainless steel sink with mixer tap, brick effect tile splashbacks, two double glazed windows to the front of the property, built-in storage, wood effect flooring, cast radiator and ceiling spotlights.



OPEN PLAN LOUNGE / KITCHEN

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SHOWER ROOM (7' max x 5' max) Three piece suite comprising shower cubicle, wash hand basin and WC. Built-in storage cupboard housing the combi-boiler, plumbing and space for washing machine, heated towel rail, tiled flooring and ceiling spotlights.



SHOWER ROOM

FIRST FLOOR

LANDING Over-stairs storage, double glazed window, ceiling spotlights and doors to both bedrooms.

BEDROOM 1 (14'4 max x 10'3) Double glazed window to the front of the property, built-in wardrobe, radiator, wood effect flooring and ceiling spotlights.



BEDROOM 1

BEDROOM 2 (10' max x 5' max) Double glazed window to the front, wood effect flooring, radiator and ceiling spotlights.

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OUTSIDE To the front of the property is residents permit parking and two storage units.



FRONT OF THE PROPERTY & STORAGE

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.

