

Cumbrian Properties

40 Sybil Street, Carlisle



Price Region £95,000

EPC-D

Mid-terraced property | City centre location
3 reception rooms | 2 double bedrooms | First floor bathroom
Investment opportunity | No onward chain

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 40 SYBIL STREET, OFF GREYSTONE ROAD, CARLISLE

This spacious, two double bedroom, mid-terraced property is situated in a convenient location just a five minute walk into the city centre. Double glazed and gas central heated the accommodation briefly comprises vestibule, entrance hall, lounge, sitting room with brick fireplace ideal for a log burner, solid wood kitchen and sun room with French doors to the rear yard. To the first floor there are two double bedrooms both with fitted storage, and a three piece bathroom. The property would make an ideal investment opportunity and is currently rented achieving a monthly rental of £425 pcm. In an ideal location for local amenities including shops, schools and doctors surgery, 5 minutes to the city centre and with good access to the M6 motorway at junction 43. Sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

Front door into vestibule.

VESTIBULE Wood flooring, coving and glazed door to the entrance hall.

ENTRANCE HALL Doors to lounge and sitting room, staircase to the first floor, coving and radiator.



ENTRANCE HALL

LOUNGE (12' max x 10'5) Double glazed window to the front, radiator and coving.



LOUNGE

3/ 40 SYBIL STREET, OFF GREYSTONE ROAD, CARLISLE

SITTING ROOM (16' max x 11' max) Built-in understairs storage cupboard, double glazed window to the rear, radiator and brick-built fireplace.



SITTING ROOM

KITCHEN (10'9 x 8') Fitted kitchen incorporating an electric oven and four ring gas hob with extractor hood above, plumbing for washing machine, solid wood wall and base units, double glazed window to the rear, tiled flooring and door to the sun room.



KITCHEN

SUNROOM (8'8 x 8'4) Double glazed French doors to the rear yard, panelled ceiling with spotlights, tiled flooring and radiator.



SUNROOM

4/ 40 SYBIL STREET, OFF GREYSTONE ROAD, CARLISLE

FIRST FLOOR

LANDING Doors to bedrooms and bathroom. Loft access.

BEDROOM 1 (16' max x 10'6 max) Built-in storage cupboard, double glazed window to the front and radiator.



BEDROOM 1

BEDROOM 2 (11'3 max x 8'6 max) Built-in storage cupboard, double glazed window to the rear and radiator.



BEDROOM 2

BATHROOM (8'3 max x 7'4 max) Three piece suite comprising shower above panelled bath, wash hand basin and WC. Built-in storage cupboard, frosted glazed window, part wood panelled walls, wood effect flooring and radiator.



BATHROOM

5/ 40 SYBIL STREET, OFF GREYSTONE ROAD, CARLISLE

OUTSIDE Walled rear yard. Residents permit parking is available to the front of the property.



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.

