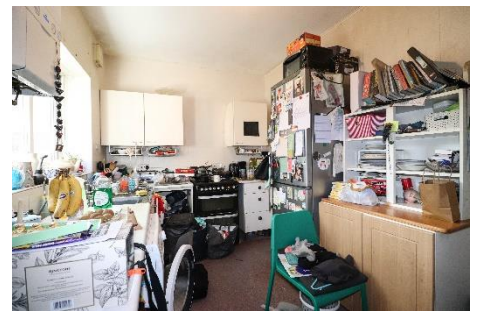


# Cumbrian Properties

44 Lindisfarne Street, Carlisle



Price Region £69,950

EPC-

Mid-terraced property | Central location  
1 reception room | 2 double bedrooms | Ground floor bathroom  
Rear yard | Residents permit parking

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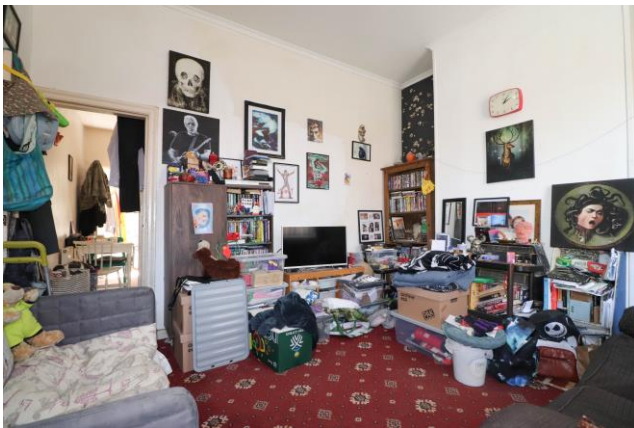
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A two double bedroom, mid-terraced property situated in the city centre. The double glazed and gas central heated accommodation which is in need of modernisation as reflected in the price, briefly comprises lounge with gas fire, kitchen with understairs storage leading to the rear hall with access to the ground floor bathroom and rear yard. To the first floor there are two double bedrooms. Externally to the front of the property there is residents on-street permit parking and to the rear of the property is a walled yard with an open aspect behind. Situated within walking distance of local shops, supermarkets and the city centre the property would make an ideal first time buy or investment opportunity.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into lounge.**

**LOUNGE (13' max x 12'7)** Gas fire, double glazed window to the front, radiator, coving and door to the kitchen.



LOUNGE

**KITCHEN (13' max x 11' max)** Fitted kitchen incorporating space for a freestanding cooker, stainless steel sink, understairs storage cupboard, staircase to the first floor, Ideal combi boiler, double glazed window to the rear, part panelled walls, radiator and door to inner hall.



KITCHEN

**REAR HALL** UPVC door to the rear yard, loft access and door to bathroom.

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**BATHROOM (7'5 x 5'5)** Three piece suite comprising shower above panelled bath, wash hand basin and WC. Part tiled walls, frosted glazed window, radiator and tile effect flooring.



BATHROOM

## **FIRST FLOOR**

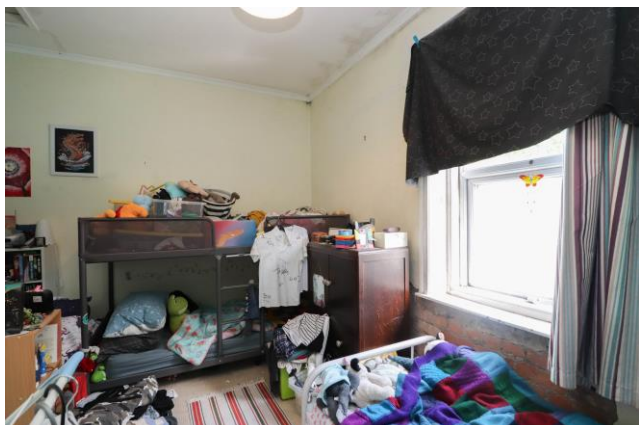
**LANDING** Door and step up to bedroom 1, and door to bedroom 2.

**BEDROOM 1 (13'3 x 12'3)** Double glazed window to the front and radiator.



BEDROOM 1

**BEDROOM 2 (13' x 11' max)** Double glazed window to the rear, radiator and loft access.



BEDROOM 2



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**OUTSIDE** Enclosed 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.

EPC GRAPH TO FOLLOW