

# Cumbrian Properties

108 Bower Street, Carlisle



Price Region £90,000

EPC-

Terraced property | In need of modernisation  
1 reception room | 2 bedrooms | 1 bathroom  
Parking & gardens | No onward chain

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A well-maintained, two bedroom, terraced property with off-street parking and low maintenance gardens situated in a popular location to the west of the city. The property is double glazed and gas central heated and briefly comprises entrance hall, lounge with gas fire, kitchen with excellent storage facilities and a ground floor cloakroom. To the first floor there is a 17' master bedroom, second bedroom with fitted storage and a three piece bathroom. Externally the property has off-street parking to the front and a generous but low maintenance paved rear garden. Located within easy walking distance of the Cumberland Infirmary, local shops, supermarkets and schools and just a ten minute walk into the city centre. The property would make an ideal first time buy or buy to let investment and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into entrance hall.**

**ENTRANCE HALL** Door to lounge and staircase to the first floor.

**LOUNGE (14' max x 11'4 max)** Coal effect gas fire, double glazed window to the front, radiator, built-in storage cupboard housing the meters and door to kitchen.



LOUNGE

**KITCHEN (14' max x 6'7 max)** Fitted kitchen incorporating a freestanding gas cooker with four ring hob, stainless steel sink unit, plumbing for washing machine, radiator, double glazed window, tiled splashbacks, tile effect flooring, UPVC door to the rear garden and door to the inner hall.



KITCHEN

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INNER HALL Understairs storage cupboard and door to cloakroom.

CLOAKROOM WC and frosted glazed window.

FIRST FLOOR

LANDING Loft access, doors to bedrooms and bathroom.

BEDROOM 1 (17' x 10'9) Double glazed window to the front and radiator.



BEDROOM 1

BEDROOM 2 (10'4 max x 8' max) Built-in storage cupboard, double glazed window to the rear and radiator.



BEDROOM 2

BATHROOM (6'4 x 6') Three piece suite comprising panelled bath, wash hand basin and WC. Fully tiled walls, radiator, frosted glazed window and tile effect flooring.



BATHROOM

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**OUTSIDE** Paved driveway to the front providing off-street parking. Spacious, low maintenance paved rear garden.



REAR GARDEN



REAR OF THE PROPERTY

**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 TO FOLLOW