

Cumbrian Properties

39 Harrison Street, Currock, Carlisle



Price Region £87,500

EPC-D

Mid terraced property | Popular residential area
2 reception rooms | 2 bedrooms | GF bathroom
Ideal first time buy | Enclosed rear yard

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2/ 39 HARRISON STREET, CURROCK, CARLISLE

This two double bedroom double glazed and gas central heated mid terraced property briefly comprises of entrance porch, lounge, dining room, fitted kitchen, rear vestibule and bathroom. To the first floor there are two double bedrooms both with built in wardrobes and storage cupboards. To the rear of the property is an enclosed yard with additional storage. Front forecourt and on street parking (no disc required). This property would be ideal as a first time buy or equally suitable as a buy to rent opportunity.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance porch.

ENTRANCE PORCH Tiled flooring, double glazed windows and door to the lounge.



ENTRANCE PORCH

LOUNGE (12'3 x 12'6) Double glazed window to the front, radiator, coving to ceiling, two ceiling roses, gas fire with surround and mantelpiece, storage cupboard housing the meters and door to dining room.



LOUNGE

DINING ROOM (12'3 x 12'7) Understairs storage cupboard, radiator, picture rail, staircase to the first floor and double glazed window to the rear. An archway leads through to the kitchen.

3/ 29 HARRISON STREET, CURROCK, CARLISLE



DINING ROOM

KITCHEN (9' x 6'6) Fitted kitchen incorporating sink unit with drainer and mixer tap, tiled splashbacks, electric oven and grill, four burner gas hob with glass splashback and overhead extractor. Plumbing for washing machine, wood effect vinyl flooring, double glazed window to the rear and archway leading to rear vestibule.



KITCHEN

REAR VESTIBULE Wood effect vinyl flooring, door to bathroom, built in storage cupboards (one of which houses the Baxi boiler) and UPVC door to the rear yard.

BATHROOM (7' x 6'8) Three piece suite comprising WC, wash hand basin and walk-in shower unit with electric shower. Tiled walls, radiator, tiled flooring and double glazed frosted window to the rear.



BATHROOM

4/ 39 HARRISON STREET, CURROCK, CARLISLE

FIRST FLOOR LANDING Doors to bedrooms.

BEDROOM 1 (12'3 x 12'5) Double glazed window to the front, radiator, coving to ceiling, built in wardrobes with sliding doors, fitted cupboard and further built in cupboards with sliding doors.



BEDROOM 1

BEDROOM 2 (11' x 9') Double glazed window to the rear, radiator, coving to ceiling, two built in wardrobes and built in cupboards.



BEDROOM 2

OUTSIDE Front forecourt laid to flagstones and shillies. Enclosed rear yard with outside water tap, outhouse and pedestrian access gate to the rear lane. On street parking to the front of the property.




REAR YARD

5/ 39 HARRISON STREET, CURROCK, CARLISLE

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

reasons to sell with us...

more than

455

properties listed in our
Carlisle office

more than

390

properties sold from
our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
from 31/01/2023 - 31/01/2024, CA1 to CA8

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