

Cumbrian Properties

35 Garfield Street, Denton Holme



Price Region £120,000

EPC-D

Terraced house | Popular location
2 receptions | 2 double bedrooms | 1 bathroom
Rear yard & residents permit parking | Ideal first time buy

2/ 35 GARFIELD STREET, DENTON HOLME, CARLISLE

This well-presented spacious two double bedroom, two reception room terraced property is situated on a quiet no through road and would make an ideal first time buy. The property is double glazed with a recently fitted combi-boiler and radiators and comprises lounge, sitting room with good size understairs storage, fitted kitchen and ground floor bathroom. To the first floor there are two double bedrooms with fitted storage to the master. Externally, the rear of the property has an enclosed walled yard with gate pedestrian access to the rear lane. To the front of the property there is residents permit parking. Located less than a five minute walk to the local shops and amenities of Denton Holme and just a ten minute walk into the city centre, with pleasant riverside walks on your doorstep, the property would make an ideal first time buy, buy to let investment or downsize.

The accommodation with approximate measurements briefly comprises:

Entry through UPVC front door into the lounge.

LOUNGE (12'5 max x 11') Double glazed window to the front, built-in storage housing the meters, chimney breast with potential for log burner, radiator, and door leading through to the sitting room.



LOUNGE

SITTING ROOM (12'6 max x 12' max) Built-in understairs storage cupboard, double glazed window to the rear, radiator and door to the kitchen.



SITTING ROOM

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KITCHEN (9'5 x 6'8) Incorporating freestanding electric cooker with four burner hob & extractor hood above, stainless steel sink with mixer tap, plumbing & space for washing machine, dishwasher & space for full height fridge freezer. Tiled splashbacks, ceiling spotlights, wood effect flooring, double glazed window to the rear & door to the rear yard.



KITCHEN

REAR HALLWAY Built-in storage cupboard housing the combi-boiler, UPVC door to the rear yard and door to the bathroom.

BATHROOM (6'8 x 6') Three piece suite comprising shower over panelled bath with rainfall shower head, wash hand basin and WC. Panelled ceiling with spotlights, tiled splashbacks, wood effect flooring, frosted glazed window and heated towel rail.



BATHROOM

FIRST FLOOR LANDING Steps up and doors to both bedrooms.

BEDROOM 1 (12'9 max x 12' max) Double glazed window to the rear, built-in storage cupboard and radiator.



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BEDROOM 2 (12'7 max x 11' max) Double glazed window to the front and radiator.



BEDROOM 2

OUTSIDE To the front of the property is residents permit parking & to the rear of the property is an enclosed walled yard with gate providing pedestrian access to the rear lane.



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.

