

# Cumbrian Properties

8 Abbots Road, Carlisle



Price Region **£120,000**

**EPC-D**

Semi-detached property | No onward chain  
1 reception | 2 bedrooms | 1 bathroom  
Parking for two cars | Low maintenance garden

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## 2/ 8 ABBOTS ROAD, CARLISLE

This well-presented, realistically priced, two bedroom, semi-detached property offers low maintenance gardens and parking for two vehicles and is situated in a convenient location close to amenities and the city centre. The property is double glazed with a recently fitted combi boiler and briefly comprises spacious lounge with open staircase to the first floor, solid wood kitchen with access to the rear garden, double bedroom with fitted storage, single bedroom/office and a three piece bathroom. Externally, there are low maintenance gardens to the side and rear along with parking for two cars. The property would make an ideal first time buy or downsize and is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

**Front door into the lounge.**

**LOUNGE (13' max x 12' max)** Staircase to the first floor, door to kitchen, double glazed window to the front and radiator.



LOUNGE

**KITCHEN (12' x 7'6)** Fitted kitchen incorporating freestanding gas cooker, plumbing for washing machine, sink unit with mixer tap, wooden wall & base units, Worcester combi boiler (18 months old), radiator, double glazed window to the rear & door to the rear garden.



KITCHEN

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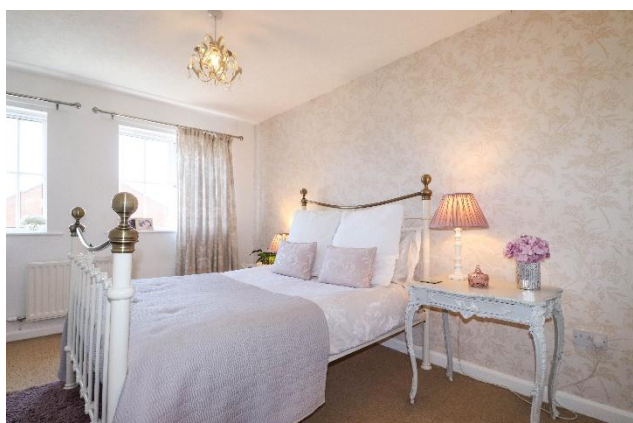
KITCHEN



LANDING

**FIRST FLOOR LANDING** Doors to bedrooms and bathroom, loft access and radiator.

**BEDROOM 1 (12'5 max x 12' max)** Built-in storage cupboard, two double glazed windows to the front and radiator.



BEDROOM 1

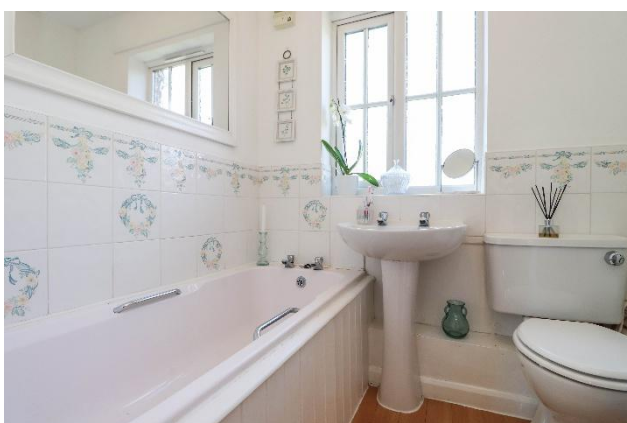


**BEDROOM 2 (8'4 x 5'6)** Double glazed window to the rear and radiator.

**BATHROOM (5'9 x 5')** Three piece suite comprising panelled bath, wash hand basin & WC. Heated towel rail, tiled splashbacks, frosted glazed window and wood effect flooring.



BEDROOM 2



BATHROOM

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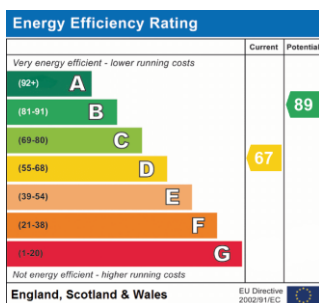
**OUTSIDE** Low maintenance paved rear garden with garden shed and gate providing pedestrian access to a side garden with pergola seating area and off-street parking.



REAR & SIDE GARDENS

**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.

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Estate agents in the UK are legally required to conduct Anti-Money Laundering (AML) checks on buyers, focusing on identifying the buyer and verifying their source of funds. Key requirements include a valid photo ID (passport/driving license), proof of address (utility bill/bank statement), and documented proof of funds (bank statements, mortgage agreement, or proof of gift). To carry out these checks there will be a **charge of £36 inc. vat per person** that will need to be paid for by Debit Card before a property can be marked Sold and Instructions sent to Solicitors.