

# Cumbrian Properties

37 Percy Road, Longsowerby



**Price Region £100,000**

**EPC-D**

Mid-terrace property | Requires modernisation  
2 receptions | 3 bedrooms | 1 bathroom  
Parking & rear garden | No onward chain

2/ 37 PERCY ROAD, LONGSOWERBY, CARLISLE

This three bedroom, two reception room mid-terraced property requires modernisation throughout as reflected in the price and provides a substantial family home with off-street parking and a generous rear garden. Situated in a popular residential location, the accommodation briefly comprises entrance hall, lounge with French doors leading to the rear garden, second reception room perfect as a dining room or office, and a spacious dining kitchen with access to the rear garden. To the first floor there are two double bedrooms, a single bedroom and bathroom with separate WC. Located within easy walking distance to local amenities including shops and schools and just a 15 minute walk into the city centre. The property is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into the entrance hall.**

**ENTRANCE HALL** Staircase to the first floor, doors to both reception rooms.

**DINING ROOM (10'7 x 10'7)** Double glazed window, radiator and door to the kitchen.



DINING ROOM

**LOUNGE (19'7 x 10'6)** Radiator, fireplace housing an electric fire, double glazed window to the front of the property, French doors to the rear garden and door to the kitchen.



LOUNGE

3/ 37 PERCY ROAD, LONGSOWERBY, CARLISLE

**KITCHEN (14' x 7' max)** Fitted kitchen incorporating a stainless steel sink unit, space for cooker with extractor hood above, plumbing for washing machine, understairs storage cupboard, UPVC double glazed window and UPVC door to the rear garden.



KITCHEN

**FIRST FLOOR**

**LANDING** Loft access and storage cupboard housing the boiler. Doors to bedrooms, bathroom and separate WC.

**BEDROOM 1 (12'7 x 10'7)** Double glazed window and radiator.



BEDROOM 1

**BEDROOM 2 (10'6 x 10'6)** Double glazed window and radiator.



BEDROOM 2

4/ 37 PERCY ROAD, LONGSOWERBY, CARLISLE

**BEDROOM 3 (7'6 x 7')** Double glazed window and radiator.

**BATHROOM (7' x 5'8 max)** Panelled bath and wash hand basin. Part tiled walls and UPVC double glazed frosted window.

**SEPARATE WC (3' x 2'max)** Low level WC and frosted glazed window.



BEDROOM 3



BATHROOM

**OUTSIDE** Gravelled front garden providing parking for up to three cars. Lawned rear garden with two sheds and gate providing access to the shared lane leading to the front of the property.



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.