

Cumbrian Properties

5 Abbots Road, Carlisle



Price Region £125,000

EPC-C

Semi-detached property | Conservatory
1 reception room | 2 bedrooms | 1 bathroom
Low maintenance gardens | Parking

2/ 5 ABBOTS ROAD, CARLISLE

A well-presented, two bedroom, semi-detached property with low maintenance gardens and off-street parking situated in a popular location to the west of the city. The property is double glazed and gas central heated and briefly comprises lounge with open staircase to the first floor and kitchen with integrated appliances leading into the conservatory with views over the garden. To the first floor there is a double bedroom with fitted storage, single bedroom/study and bathroom. Externally, there is off-street parking to the front of the property along with a low maintenance shillied garden and a lawned rear garden with patio seating and external storage. Situated within easy walking distance of local shops and the city centre and on regular bus routes the property would make an ideal first time buy, downsize or buy to let investment.

The accommodation with approximate measurements briefly comprises:

Front door into lounge.

LOUNGE (13'8 max x 12'3 max) Open staircase to the first floor, coal effect gas fire, double glazed window to the front, radiator, wood effect flooring and door to the kitchen.



LOUNGE

KITCHEN (12' x 8') Fitted kitchen incorporating an electric oven, four ring gas hob with extractor hood above, plumbing for washing machine, integrated dishwasher, space for fridge freezer, tiled splashbacks, radiator, double glazed window, tile effect flooring, Worcester boiler and door to the conservatory.



KITCHEN



CONSERVATORY

3/ 5 ABBOTS ROAD, CARLISLE

CONSERVATORY (11' x 11') Double glazed windows and door to the rear garden, Perspex roof and tiled flooring.

FIRST FLOOR

LANDING Doors to both bedrooms and bathroom. Loft access and radiator.

BEDROOM 1 (13' x 12'3) Two double glazed windows to the front, radiator and built-in storage cupboard housing the water cylinder.

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



BEDROOM 1

BATHROOM (6' x 5'5) Three piece suite comprising shower above panelled bath, WC and wash hand basin. Frosted glazed window, radiator and wood effect flooring.



BATHROOM

OUTSIDE Low maintenance shillied front garden and driveway parking. To the rear of the property is a lawned garden with patio seating, outside water supply and garden shed.

TENURE To be confirmed by the vendor.

COUNCIL TAX To be confirmed by the vendor.

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