

# Cumbrian Properties

12 Linton Close, Carlisle



**Price Region £125,000**

**EPC-C**

Semi-detached property | Close to city centre  
1 reception room | 2 bedrooms | 1 bathroom  
Low maintenance gardens | Allocated parking

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A two double bedroom semi-detached family property is situated within close proximity of the city centre, local amenities and a Retail Park. The double glazed and gas central heated accommodation briefly comprises spacious lounge, inner hall and dining kitchen with French doors leading to the easy to maintain rear enclosed garden. To the first floor are two bedrooms and family bathroom. Two allocated parking spaces and front forecourt garden. Ideal first time buy or buy to let investment.

The accommodation with approximate measurements briefly comprises:

Entry via double glazed composite door into lounge.

**LOUNGE (13' x 11'7)** Wood effect laminate flooring, double glazed windows to the front and side elevations, radiator, staircase to the first floor and access to the inner hall.



LOUNGE

**INNER HALL** Understairs storage cupboard (previously utilised as a cloakroom and could easily be reinstated) and door to dining kitchen.

**DINING KITCHEN (11'7 x 9'10)** Fitted kitchen with a 1.5 bowl stainless steel sink unit with drainer and mixer tap, tiled splashbacks, space for an American style fridge/freezer, built in electric oven and four burner gas hob with stainless steel splashback and extractor above. Tiled flooring, double glazed window and French doors to the rear garden.



DINING KITCHEN

**FIRST FLOOR LANDING** Wood effect laminate flooring, loft access and doors to bedrooms and bathroom.

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**BATHROOM (8'3 x 6')** Tiled flooring, radiator, shower over panelled bath, WC, wash hand basin and tiled splashbacks.



BATHROOM

**BEDROOM 1 (11'7 x 9')** Wood effect laminate flooring, radiator and double glazed window to the rear.



BEDROOM 1

**BEDROOM 2 (11'8 x 7'3)** Wood effect laminate flooring, radiator and double glazed window to the front.



BEDROOM 2

**OUTSIDE** Low maintenance front forecourt and to the rear of the property is an enclosed garden laid to artificial turf with pedestrian door at the rear. Two allocated parking spaces to the rear.

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FRONT EXTERNAL



REAR GARDEN

**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in tax band B

**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.

