

# Cumbrian Properties

50 Crummock Street, Carlisle



Price Region £82,950

EPC-D

Terraced property | Popular location  
1 reception room | 2 bedrooms | GF bathroom  
Rear yard | Ideal first time buy

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)



## 2/ 50 CRUMMOCK STREET, CARLISLE

A double glazed and gas central heated two double bedroom terraced property situated close to the city centre and within easy walking distance of local amenities including shops, supermarkets, bus stops and the Cumberland Infirmary. The property has been well maintained and offers a fantastic low maintenance home comprising lounge with gas fire and staircase to the first floor, good size dining kitchen and bathroom. To the first floor there are two double bedrooms with Sharpes fitted wardrobes to the master. To the rear of the property is an enclosed yard with a brick built outhouse with power supply.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into lounge.

**LOUNGE (11'10 max x 11'7 max)** Coal effect gas fire, radiator, built in storage and double glazed window to the front. Doors to staircase to first floor and inner hallway.



LOUNGE

**INNER HALLWAY** Understairs storage cupboard and door to kitchen.

**KITCHEN (11'9 max x 8'4 max)** Fitted kitchen incorporating an electric oven and four burner gas hob with extractor hood above, plumbing for washing machine, a 1.5 bowl sink unit with mixer tap, tiled splashbacks and under counter lighting. Panelled ceiling with spotlights, radiator, double glazed window and cupboard housing the recently installed combi boiler. Door to rear hallway.



KITCHEN

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**REAR HALLWAY** Door to bathroom, coving to ceiling and UPVC door to the rear yard.

**BATHROOM (7'5 max x 4'7 max)** Three piece suite comprising of shower over panelled bath, vanity unit wash hand basin and WC. Tiled walls, radiator, tiled flooring, panelled ceiling and double glazed frosted window.



BATHROOM

**FIRST FLOOR LANDING** Doors to bedrooms and loft access.

**BEDROOM 1 (11'9 max x 11'6 max)** Step up from landing to door to bedroom 1. Sharpes fitted wardrobes, radiator, built in storage cupboard, coving to ceiling and double glazed window to the front.



BEDROOM 1

**BEDROOM 2 (11'9 x 7'9)** Double glazed window to the rear, radiator and coving to ceiling.





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**OUTSIDE** To the rear of the property is a low maintenance yard with outside water tap and a brick built outhouse with power supply. Pedestrian access gate to the rear lane.



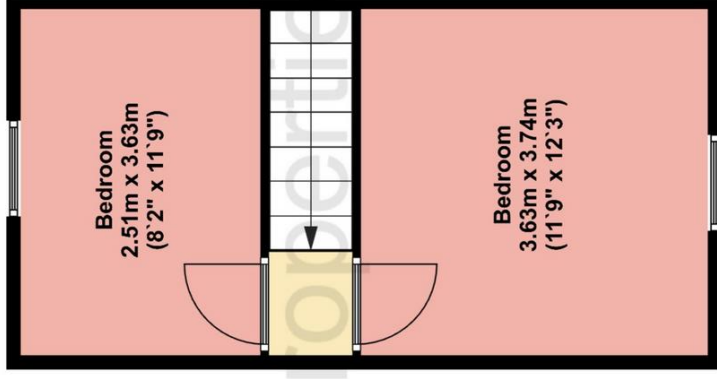
REAR YARD

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

**COUNCIL TAX** We are informed the property is in 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Ground Floor**

Approx 31.00 Sq meters (334.00 Sq feet). Approx 27.00 Sq meters (291.00 Sq feet).

**First Floor**

reasons to sell with us...

more than

**455**

properties listed in our  
Carlisle office

more than

**390**

properties sold from  
our Carlisle office

we sold

**255**

more properties than  
our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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on your high street

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