

Cumbrian Properties

131 London Road, Carlisle



Price Region £125,000

EPC-D

Semi-detached property | Convenient location
2 reception rooms | 3 double bedrooms | 1 bathroom
Rear yard & outbuilding | No onward chain

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

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This three double bedroom, two reception room semi-detached property, sold with the benefit of no onward chain, is gas central heated, double glazed and briefly comprises entrance vestibule, entrance hall, two reception rooms and fitted kitchen. To the first floor there are three double bedrooms, a three piece bathroom, and storage room with window which could be utilised as a small office or study. To the rear of the property is a low maintenance walled and gated yard with outbuilding for additional storage. The property is within walking distance to many amenities, supermarkets, gym, shops, schools and public transport links.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the vestibule.

VESTIBULE (6' x 3'9) Coving to the ceiling and door to the entrance hall.

ENTRANCE HALL (13'6 x 6') Radiator, fitted storage cupboard, staircase to the first floor and doors to reception room 1 and dining room.



ENTRANCE VESTIBULE AND HALL

RECEPTION ROOM 1 (14' x 14') Double glazed UPVC window to the front and radiator.



RECEPTION ROOM 1

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RECEPTION ROOM 2 (14' x 14') Double glazed UPVC window to the rear, coving to the ceiling and radiator.



RECEPTION ROOM 2

KITCHEN (11' x 8'6) Fitted kitchen incorporating 1.5 sink unit with mixer tap, space for oven & grill, and plumbing for washing machine. Double glazed UPVC window to the rear, Worcester gas boiler, wood effect vinyl flooring, radiator and coving to ceiling.



KITCHEN

FIRST FLOOR

LANDING Walk-in storage cupboard and doors to the bathroom and 3 bedrooms.

BEDROOM 1 (13'4 x 9') Double glazed UPVC window to the rear, radiator and fitted storage cupboard.



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BEDROOM 2 (14' x 9') Double glazed UPVC window to the side and radiator.



BEDROOM 2

BEDROOM 3 (14' x 9'5) Double glazed UPVC window to the front and radiator.

BATHROOM Three piece suite comprising W/C, sink unit with mixer tap, and shower over panelled bath. Tiled splash back, radiator, wood effect vinyl flooring and frosted UPVC window to the rear.



BATHROOM

WALK-IN STORAGE CUPBOARD (6' x 3'5) Double glazed UPVC window to the front.

OUTSIDE A walled low maintenance rear yard with outhouse storage and gated access to the side.

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.