

# Cumbrian Properties

16 Ash Grove, Etterby, Carlisle



**Price Region £69,950**

**EPC-C**

Ground floor flat | North of the river Eden  
1 reception room | 1 bedroom | 1 bathroom  
Immaculately presented | Maintained gardens

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An immaculately presented one bedroom ground floor flat situated north of the river Eden with maintained shared gardens and on street parking. The property offers low maintenance accommodation comprising of entrance hall, lounge with electric fire, a modern fitted kitchen, a double bedroom and a modern three piece bathroom.

Externally the property has the use of well maintained shared gardens with an open aspect to the rear and street parking. Ideal first time buy, buy to let investment or would equally suit those looking to downsize to a low maintenance accommodation. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance hall.

**ENTRANCE HALL** Understairs storage cupboard and door to lounge.

**LOUNGE (13'4 max x 9'7 max)** Double glazed window to the front, radiator, flame effect electric fire, coving to ceiling and doors to kitchen and inner hallway.



LOUNGE

**KITCHEN (7'5 x 7')** Newly fitted kitchen incorporating an electric oven and four burner hob with extractor hood above, stainless steel sink with mixer tap, plumbing for washing machine and space for low level fridge. Ceiling spotlights, tile effect flooring, double glazed window and UPVC door to the rear garden.



KITCHEN

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**INNER HALLWAY** Built in storage cupboard and doors to bedroom and bathroom.

**BEDROOM (11'8 max x 9'3 max)** Double glazed window to the rear, radiator, coving to ceiling and storage cupboard housing the combi boiler.



BEDROOM

**BATHROOM (5'6 x 4'5)** A modern three piece suite comprising of shower over panelled bath, vanity unit wash hand basin and WC with concealed cistern. Part boarded walls, panelled ceiling with spotlights, wood effect flooring, heated towel rail and double glazed frosted window.



BATHROOM

**OUTSIDE** The property has front and rear communal gardens which are maintained by Riverside providing a drying area and on street parking.



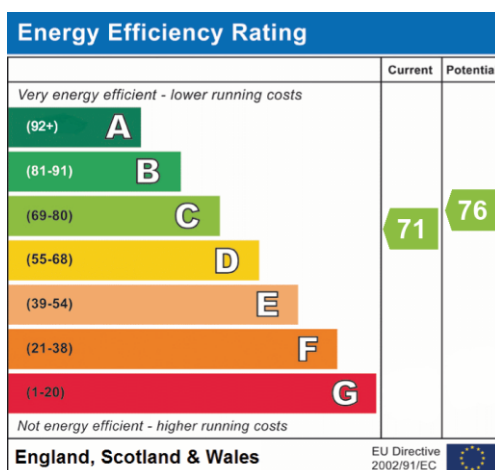
SHARED GARDEN

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**TENURE** We are informed the tenure is Leasehold – terms to be confirmed

**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.



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