

Cumbrian Properties

7 Flower Street, Carlisle



Price Region **£70,000**

EPC-E

Terraced property | City centre location
2 reception rooms | 3 bedrooms | 1 bathroom
Original features | Rear yard | In need of modernisation

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

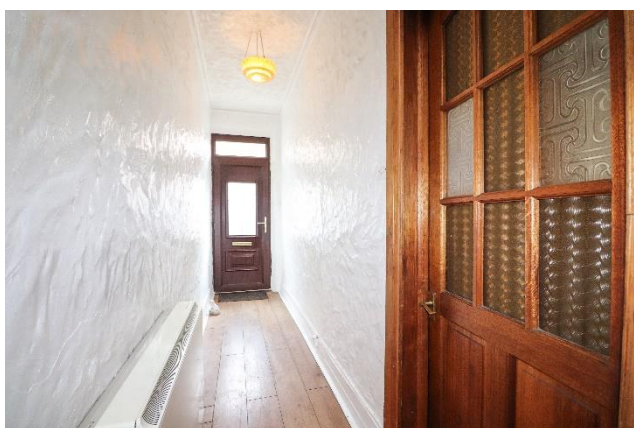
www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

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If you are looking for a project this is a fantastic opportunity to purchase a realistically priced three bedroom, two reception room terraced property in the city centre which retains a huge amount of stunning features. The property is double glazed to the first floor, is electrically heated and comprises of entrance hall, lounge with gas fire and glazed doors leading through to the dining room which has the original fireplace and cast decorative stove, kitchen and bathroom with separate WC, understairs storage and access to the rear yard. To the first floor there are two double bedrooms, both with original cast fireplace (one currently boarded), a single bedroom and a spacious landing with access to a partially boarded loft. There is residents permit parking to the front of the property and a private enclosed yard to the rear with external water supply and log store. The property is in need of modernisation as reflected in the price and would make an ideal first time buy or investment opportunity. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

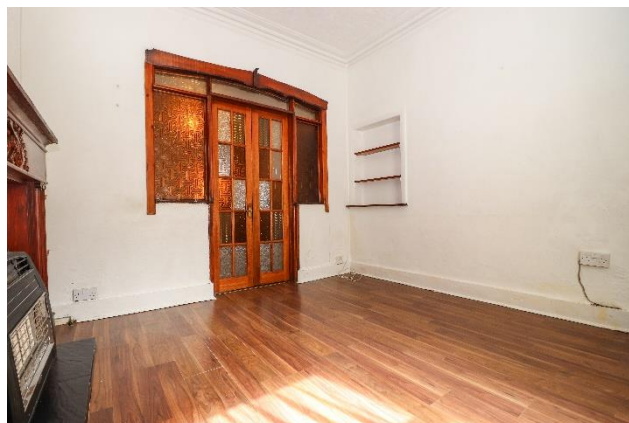
ENTRANCE HALL Electric storage heater, original coving and cornice, staircase to the first floor, wood effect flooring and door to the dining lounge.



ENTRANCE HALL

DINING LOUNGE (24'3 max x 11'2 max)

LOUNGE AREA - Double glazed window to the front, gas fire, built in storage, original coving and ceiling rose, wood effect flooring and glazed double doors leading through to the dining area.



LOUNGE AREA

DINING AREA – Original fireplace housing the cast stove (decorative purposes only), electric storage heater, wood effect flooring, single glazed window to the rear, panelled ceiling and doors to the rear hallway and kitchen.

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DINING AREA

KITCHEN (11'5 max x 7'9 max) A range of wall and base units incorporating a stainless steel sink with mixer tap, plumbing for washing machine, gas boiler, part tiled walls, tiled flooring, single glazed window and door to the inner hallway.



KITCHEN

INNER HALLWAY Doors to cloakroom and bathroom.

BATHROOM (6' x 4') Corner bath with electric shower above, wash hand basin, frosted glazed window, panelled ceiling, tiled walls and flooring.

CLOAKROOM Low level WC, was hand basin, part tiled walls, panelled ceiling and tiled flooring.



BATHROOM



CLOAKROOM

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REAR HALLWAY Original concrete flooring, understairs storage and door to rear yard.

FIRST FLOOR LANDING Double glazed window, electric heater, wood effect flooring, loft access and doors to bedrooms.

BEDROOM 1 (10'8 max x 9' max) Original cast fireplace, wood effect flooring and double glazed window to the front.



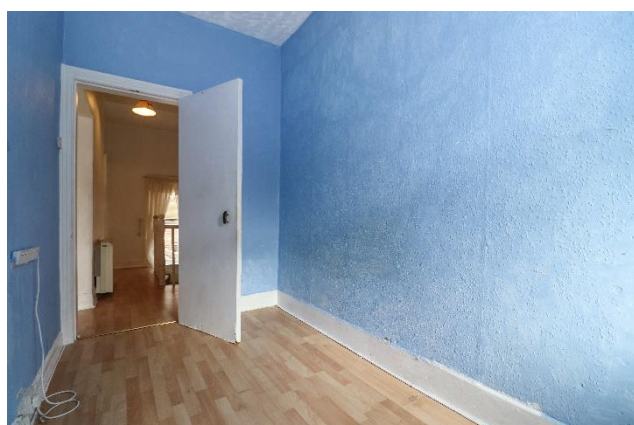
BEDROOM 1

BEDROOM 2 (13' max x 9' max) Coving, wood effect flooring and double glazed window to the rear.



BEDROOM 2

BEDROOM 3 (10'9 x 6') Wood effect flooring and double glazed window to the front.



BEDROOM 3

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OUTSIDE Residents permit parking to the front of the property and enclosed rear yard with external water supply and pedestrian access door to the rear lane.

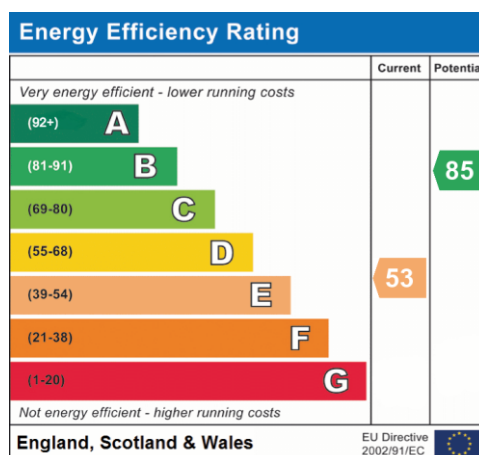


REAR YARD

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.



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