

# Cumbrian Properties

2 Waller Street, Carlisle



**Price Region £105,000**

**EPC-E**

End terrace property | Rear garden & outbuildings  
1 reception room | 2 double bedrooms | 1 bathroom  
Recently renovated | Ideal FTB / BTL

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/ 2 WALLER STREET, OFF GREYSTONE ROAD, CARLISLE

This well presented recently renovated two double bedroom end terrace property situated just off Greystone Road, is gas central heated, fully double glazed and briefly comprises entrance, lounge, kitchen with additional storage, inner hall and three piece family bathroom. To the first floor there are two double bedrooms, with fitted storage to the master. To the rear of the property, is a low maintenance walled and fenced garden comprising laid slated shillies, two outhouses for additional storage and gated access to the side lane of the property. The property has been renovated throughout and is conveniently located near a wide range of amenities, including shops, schools, supermarkets, excellent public transport links, and scenic riverside walks.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the lounge.

**LOUNGE (13' x 12')** Double glazed UPVC window to the front, radiator, picture rail, coving to the ceiling, fitted storage cupboard and shelves, fireplace and door to staircase to the first floor and door to the kitchen.



LOUNGE

**KITCHEN (13' x 12')** Fitted kitchen incorporating sink unit with mixer tap, electric oven & grill with four burner electric hob and extractor hood above, plumbing for washing machine. Tiled splashback surrounding worktops, double glazed UPVC window to the rear, tiled flooring, fitted storage cupboard housing the gas boiler, radiator and access to the understairs storage cupboard.



3/ 2 WALLER STREET, OFF GREYSTONE ROAD, CARLISLE

**INNER HALLWAY (5' x 3'5)** Door to the rear garden, door to the family bathroom.

**FAMILY BATHROOM (7' x 7')** Three piece suite comprising WC, wash hand basin, panelled bath with rainfall shower overhead and additional shower attachment. Heated towel rail, frosted double glazed UPVC window to the side and tiled flooring.



FAMILY BATHROOM

## **FIRST FLOOR**

**LANDING** Doors to both bedrooms.

**BEDROOM 1 (13' x 12')** Double glazed UPVC window to the front, radiator, coving to the ceiling and fitted storage cupboard.



BEDROOM 1

**BEDROOM 2 (12' x 9')** Double glazed UPVC window to the rear and radiator.



4/ 2 WALLER STREET, OFF GREYSTONE ROAD, CARLISLE

**OUTSIDE** To the rear of the property is a fenced low maintenance and walled yard with laid shillies, two outbuildings for additional storage, gated access to the side lane of the property.



**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.

