

# Cumbrian Properties

67 Longdyke Drive, Carlisle



Price Region **£97,000**

**EPC-**

First floor flat | Garden & garage  
1 reception | 2 bedrooms | Shower room  
No onward chain | In need of some modernisation

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This freehold, two bedroom, first floor flat is sold with the benefit of no onward chain and a 999 year lease. The double glazed and gas central heated accommodation briefly comprises ground floor entrance hall with staircase leading to the first floor landing, lounge, kitchen, two bedrooms and shower room. To the front of the property is a lawned garden with a driveway to the side leading to the garage. In need of some modernisation this flat would make an ideal retirement home or investment opportunity alike and is situated close to local amenities including shops, doctor's surgeries and public transport links.

The accommodation with approximate measurements briefly comprises:

**Double glazed front door into the entrance hall with staircase to the first floor landing.**  
**FIRST FLOOR**

**LANDING** Doors to bedrooms, shower room and lounge. Storage cupboard housing the new boiler. Loft access.

**LOUNGE (15' x 12' max)** Radiator, double glazed window and door to the kitchen.



LOUNGE

**KITCHEN (9' x 9' max)** Fitted kitchen incorporating a stainless steel sink unit, plumbing for washing machine, double glazed window and radiator.



KITCHEN

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**BEDROOM 1 (14' x 10' max)** Double glazed window, radiator and storage cupboard.



BEDROOM 1

**BEDROOM 2 (11' x 10' max)** Double glazed window and radiator.



BEDROOM 2

**SHOWER ROOM (6'5 x 5'5)** Three piece suite comprising wash hand basin, WC and shower cubicle with electric shower and boarded walls. Part tiled walls and double glazed frosted window.



SHOWER ROOM

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**OUTSIDE** To the front of the property is a lawned garden with a driveway to the side leading to the garage.



DRIVEWAY & GARAGE



FRONT OF THE PROPERTY

**TENURE** We are informed the tenure is Freehold. Extended for 999 years in 2021.

**COUNCIL TAX** We are informed the property is Tax Band A.

EPC GRAPH TO FOLLOW

**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.

#### **ANTI-MONEY LAUNDERING (AML) CHECKS**

Estate agents in the UK are legally required to conduct Anti-Money Laundering (AML) checks on buyers, focusing on identifying the buyer and verifying their source of funds. Key requirements include a valid photo ID (passport/driving license), proof of address (utility bill/bank statement), and documented proof of funds (bank statements, mortgage agreement, or proof of gift). To carry out these checks there will be a **charge of £36 inc. vat per person** that will need to be paid for by Debit Card before a property can be marked Sold and Instructions sent to Solicitors.