

# Cumbrian Properties

## 99 Blackwell Road, Currock



Price Region £87,500

EPC-

Mid-terraced property | Popular location  
2 receptions | 2 bedrooms | First floor bathroom  
Ideal first time buy or buy to let | No onward chain

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## 2/ 99 BLACKWELL ROAD, CURROCK, CARLISLE

This two bedroom mid-terraced property is gas central heated, fully double glazed and briefly comprises entrance hall, lounge with fireplace, dining room with cosy wood burning stove and fitted kitchen with door leading to the rear yard. To the first floor there are two bedrooms, both benefitting from built-in storage and a three piece family bathroom. Externally, to the rear of the property is a walled and gated low maintenance yard. This property would make an ideal opportunity for a first time buyer or buy to let investment and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**Entrance to the property leads into the entrance hall.**

**ENTRANCE HALL (14' x 3'5)** Radiator, coving to the ceiling, staircase to the first floor and doors leading to the lounge and dining room.



ENTRANCE HALL

**LOUNGE (11' x 10')** Double glazed UPVC window to the front, fireplace, radiator, coving to the ceiling and ceiling rose.



LOUNGE



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**DINING ROOM (14' x 12'5)** Double glazed UPVC window to the rear, wood burning stove, radiator, coving to the ceiling, understairs storage cupboard & door to the kitchen.



DINING ROOM

**KITCHEN (16' x 7')** Fitted kitchen incorporating ceramic sink with mixer tap, freestanding oven and grill with four burner gas hob and extractor hood above and plumbing for washing machine. Tiled splashback, double glazed UPVC window to the side, radiator, wood effect vinyl flooring and frosted double glazed UPVC door to the side leading to the yard.



KITCHEN

**FIRST FLOOR LANDING** Doors to both bedrooms and family bathroom.

**BEDROOM 1 (14' x 11')** Double glazed UPVC window to the front, radiator, coving to the ceiling and built-in storage.



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**BEDROOM 2 (9'5 x 7')** Double glazed UPVC window to the rear, radiator and built-in wardrobe (also housing the gas boiler).



BEDROOM 2

**FAMILY BATHROOM (12'5 x 5')** Three piece suite comprising shower over panelled bath with mixer tap, wash hand basin with mixer tap and WC. Tiled splashback, heated towel rail, frosted double glazed UPVC window to the rear and tile effect vinyl flooring.



FAMILY BATHROOM

**OUTSIDE** To the rear of the property is a walled and gated low maintenance yard with access to the rear lane.

**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.