

Cumbrian Properties

23 Oswald Street, off London Road



Price Region **£82,250**

EPC-D

Mid-terraced property | Close to city centre
1 reception room | 2 double bedrooms | First floor bathroom
Recently updated dining kitchen | No onward chain

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A two double bedroom, double glazed and gas central heated, mid-terraced property. The accommodation briefly comprises lounge and recently updated dining kitchen. To the first floor there are two double bedrooms with original fireplaces and bathroom. Enclosed rear yard with outhouse. Ideally suited to the first time buyer or buy to let investor. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC front door into lounge.

LOUNGE (15' x 11'4) Wood effect laminate flooring, radiator, UPVC double glazed window to the front, built-in storage cupboard, door and staircase to the first floor, door to dining kitchen with access to the shelved understairs cupboard with tiled flooring.



LOUNGE

DINING KITCHEN (15' x 11') Fitted kitchen incorporating sink with mixer tap, plumbing for washing machine, space for cooker with tiled splashback and extractor hood above. Baxi boiler, tiled flooring, radiator, UPVC double glazed window and UPVC door to the rear yard.



DINING KITCHEN

FIRST FLOOR

LANDING Doors to bedrooms and bathroom.

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BEDROOM 1 (15' x 12') UPVC double glazed window to the front, radiator, wood effect laminate flooring and feature original fireplace.



BEDROOM 1

BEDROOM 2 (10'5 x 9') Wood effect laminate flooring, radiator, UPVC double glazed window to the rear, walk-in storage cupboard and feature original fireplace.



BEDROOM 2

BATHROOM (8' x 6') Three piece suite comprising electric shower above panelled bath, pedestal wash hand basin and WC. Tiled flooring, radiator and UPVC double glazed frosted window to the rear.



BATHROOM

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OUTSIDE Enclosed paved rear yard with outhouse, outside tap and pedestrian access gate to the rear lane.

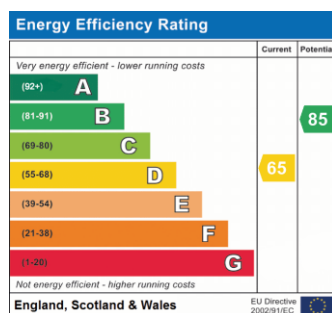


REAR YARD

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.



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