

Cumbrian Properties

3 Hawes Street, Carlisle



Price Region £110,000

EPC-D

Terraced property | Popular location
2 reception rooms | 2 bedrooms | First floor bathroom
Cloakroom & utility | No onward chain

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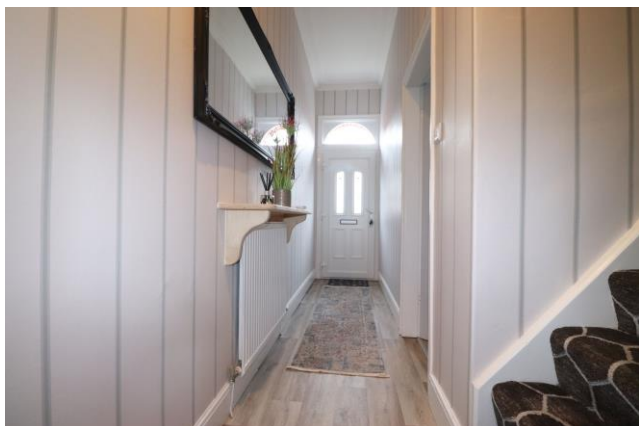
2/ 3 HAWES STREET, OFF WIGTON ROAD, CARLISLE

A beautifully presented, two bedroom, two reception room, mid-terraced property situated on a quiet, one way street within easy walking distance of local amenities, close to the city centre and Cumberland Infirmary. The property, which is double glazed and central heated, briefly comprises entrance hall, lounge with gas fire, sitting room with good size understairs storage leading to the modern kitchen, ground floor cloakroom and utility room. To the first floor there are two light and airy double bedrooms, each having access to a spacious, modern "Jack & Jill" bathroom. Externally the property benefits from on street parking to the front of the property and a pretty enclosed rear yard.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance hall.

ENTRANCE HALL Doors to lounge and sitting room, staircase to the first floor, original coving to the ceiling, radiator and wood effect flooring.



ENTRANCE HALL

LOUNGE (11'3 x 10'4 max) Coal effect gas fire on a tiled hearth with decorative inset and cast iron surround. Built-in shelving, double glazed window to the front, original coving to the ceiling, dado rail, radiator and wood effect flooring.



LOUNGE

SITTING ROOM (14' x 13' max) Stove effect electric fire, understairs storage cupboard housing the meters and fuseboard, double glazed window to the rear, picture rail, coving to the ceiling, ceiling rose, radiator, wood effect flooring and door to kitchen.

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SITTING ROOM

KITCHEN (11'7 x 6') Fitted kitchen incorporating an electric oven and four ring gas hob with extractor hood above, plumbing for washing machine, space for fridge freezer, stainless steel sink with mixer tap, brick effect splashbacks, wood effect worksurfaces, wood effect flooring, panelled ceiling with spotlights, double glazed window, UPVC door to the rear yard and door to cloakroom.



KITCHEN

CLOAKROOM Two piece suite comprising wash hand basin and WC. Tile effect flooring and door to utility room.

UTILITY ROOM (6'3 x 5'8) Space for tumble dryer, single glazed frosted window and pipes providing the easy provision for plumbing for a washing machine.



CLOAKROOM & UTILITY

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FIRST FLOOR

LANDING Steps and doors to bedrooms 1 and 2. Loft access.

BEDROOM 1 (14' max x 11' max) Double glazed window to the front, radiator, built-in clothes rails and door to the "Jack & Jill" bathroom.



BEDROOM 1

BEDROOM 2 (13' x 8'5 max) Double glazed window to the rear, radiator, built-in clothes rail and door to the "Jack & Jill" bathroom.



BEDROOM 2

JACK & JILL BATHROOM (13' x 5'3) Three piece suite comprising shower above panelled bath, WC and wash hand basin. Part tiled walls, tiled flooring, ceiling spotlights and heated towel rail.



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OUTSIDE On street parking to the front of the property and a pretty enclosed rear yard with outside water supply and steps up to the gate providing access to the rear lane.

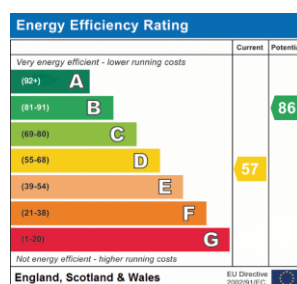


REAR YARD

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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