

Cumbrian Properties

13 Clementina Terrace, Currock



Price Region £135,000

EPC-D

Mid-terraced property | No onward chain
22' open plan dining lounge | 3 bedrooms | 1 bathroom
Ideal FTB/BTL opportunity | Low maintenance rear yard

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2/ 13 CLEMENTINA TERRACE, CURROCK, CARLISLE

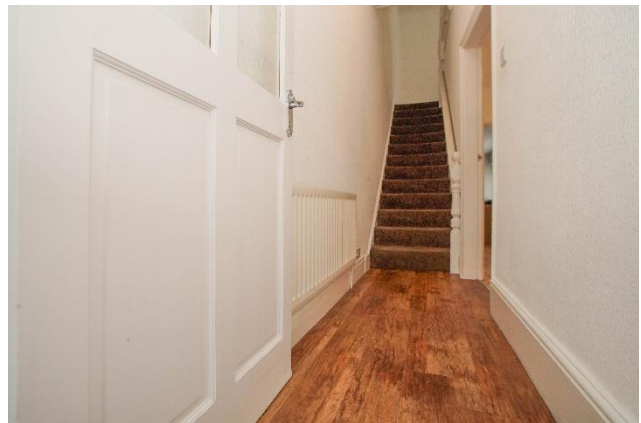
This well-presented three-bedroom mid-terrace property, featuring a generous 22ft open-plan dining lounge, is sold with the benefit of no onward chain. The property briefly comprises entrance vestibule, entrance hall, spacious open-plan dining lounge with French doors leading to the rear yard, fitted kitchen, inner hallway and a three-piece family bathroom. To the first floor there are three bedrooms, two of which are doubles, along with additional fitted storage on the landing. Externally, the property benefits from a gated and walled low-maintenance rear yard with external water tap and timber shed, and a low-maintenance walled forecourt to the front. Situated just off Blackwell Road, the property is close to a wide range of local amenities and public transport links.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the vestibule.

VESTIBULE (5' x 3') Wood effect laminate flooring, coving to the ceiling and door to the entrance hall.

ENTRANCE HALL (9' x 3') Radiator, wood effect laminate flooring, coving to the ceiling, staircase to the first floor and door to the dining lounge.



ENTRANCE HALL

DINING LOUNGE (22'5 x 11'5) Double glazed UPVC window to the front, double glazed UPVC French doors leading to the rear garden, fireplace, dado rail, coving to the ceiling, two ceiling roses, two radiators, built-in storage cupboards (one housing the gas boiler), original wooden flooring and door leading to the kitchen.



DINING LOUNGE

3/ 13 CLEMENTINA TERRACE, CURROCK, CARLISLE

KITCHEN (14' x 8') Fitted kitchen incorporating sink with mixer tap, electric oven and grill with four burner gas hob and extractor hood above, plumbing for washing machine. Wood effect vinyl flooring, radiator, access to understairs storage cupboard, panelled ceiling and door to the inner hall.



KITCHEN

INNER HALL (6' x 4') Wood effect vinyl flooring, frosted double glazed UPVC door to the rear yard, built-in shelved storage cupboard and door to the family bathroom.

FAMILY BATHROOM (8' x 7') Three piece suite comprising WC, sink with tiled splashback and shower over panelled bath. Radiator, wood effect laminate flooring, frosted double glazed UPVC window to the side and panelled ceiling.



BATHROOM

FIRST FLOOR

SPLIT LEVEL LANDING Double glazed UPVC window to the side, coving to the ceiling, radiator, built-in storage cupboard and doors to all bedrooms.

4/ 13 CLEMENTINA TERRACE, CURROCK, CARLISLE

MASTER BEDROOM (15' x 10') Double glazed UPVC window to the front, radiator and wooden flooring.



MASTER BEDROOM

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



BEDROOM 2

BEDROOM 3 (8'5 x 8') Double glazed UPVC window to the rear, radiator and wooden flooring.



BEDROOM 3

5/ 13 CLEMENTINA TERRACE, CURROCK, CARLISLE

OUTSIDE To the rear of the property is a walled and gated low maintenance garden with timber shed and external water tap. To the front of the property is a walled low maintenance forecourt.



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.

