

Cumbrian Properties

18 Grey Street, Off London Road



Price Region £110,000

EPC-C

End-terraced property | Ideal FTB or BTL
1 reception room | 2 bedrooms | First floor bathroom
Close to amenities & college | No onward chain

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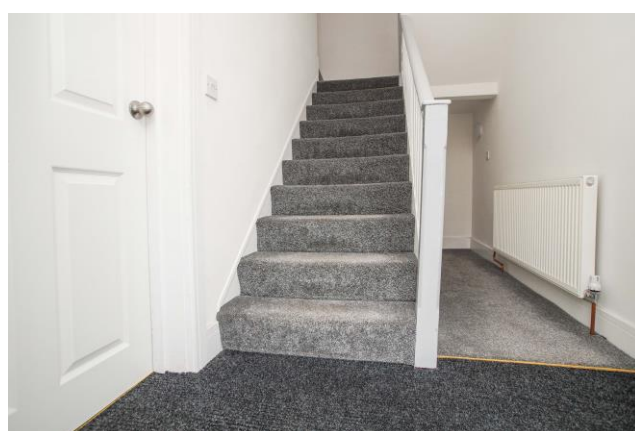
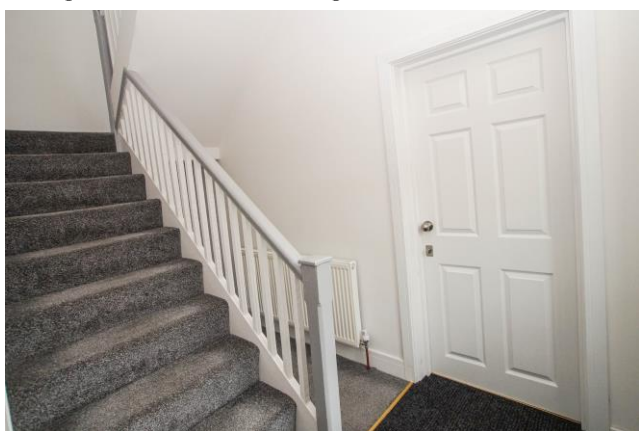
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A spacious, two double bedroom, end-terraced property situated within walking distance of the city centre, University Campus and local amenities. The UPVC double glazed and gas central heated accommodation briefly comprises entrance hall, 21'6 dining kitchen and spacious lounge. To the first floor there are two double bedrooms and four piece bathroom. Communal rear yard and residents permit parking. Ideally suited to the first time buyer or buy to let investor as previously successfully utilised.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance hall.

ENTRANCE HALL Radiator, staircase to the first floor, understairs storage, doors to dining kitchen and lounge.



ENTRANCE HALL

DINING KITCHEN (21'6 x 13'6) Fitted kitchen incorporating an electric oven and grill with four ring electric hob and extractor hood above, plumbing for washing machine, tiled splashbacks, stainless steel sink with mixer tap, UPVC double glazed window to the front, radiator, coving to the ceiling, wood effect laminate flooring, cupboard housing the meters and consumer unit, UPVC double glazed frosted window and door to the rear yard.



DINING KITCHEN

LOUNGE (13'4 x 12'3) Radiator, coving to the ceiling and UPVC double glazed window to the side. Currently used as a bedroom.

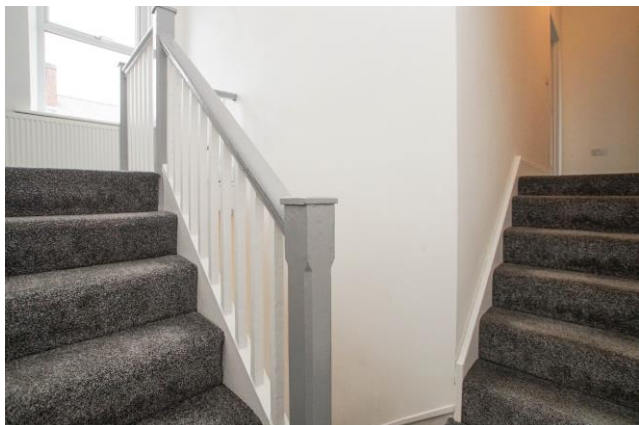
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LOUNGE

FIRST FLOOR

SPLIT LANDING UPVC double glazed window to the front, radiator, loft access, staircase and doors to bedrooms and bathroom.



LANDING

BEDROOM 1 (13'5 x 12'4) UPVC double glazed window to the side, radiator and coving to the ceiling.



BEDROOM 1

BATHROOM (11' x 7') Four piece suite comprising freestanding roll top bath, corner shower cubicle with aqua-panelled splashbacks, WC and wash hand basin. Tile effect vinyl flooring, UPVC double glazed frosted window to the rear, radiator, tiled splashbacks and coving to the ceiling.

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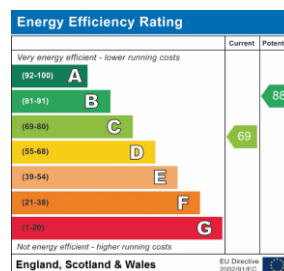
BATHROOM

BEDROOM 2 (13'5 x 10'6) UPVC double glazed window to the front, coving to the ceiling, radiator and built-in shelved cupboard housing the boiler.



BEDROOM 2

OUTSIDE Communal rear yard. Residents permit parking is available.



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.