

Cumbrian Properties

52 Linden Terrace, Harraby, Carlisle



Price Region £95,000

EPC-C

Mid terraced property | Popular location
Dining lounge | 2 bedrooms | Wet room
Low maintenance gardens | No onward chain

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A two double bedroom mid terraced property, which is in need of some modernisation as reflected in the price and would make an ideal first time buy or buy to let investment. The double glazed and gas central heated accommodation comprises of entrance hall, dining lounge with patio doors leading to the rear garden, kitchen with side lane providing a utility and access to the front and rear of the property, two double bedrooms – both with fitted storage and a three piece wet room. To the front is a generous paved garden which does offer the potential for off street parking subject to permission for a drop curve. Low maintenance gravelled rear garden with garden shed. Situated within easy walking distance of local amenities and on regular bus routes to the city centre. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance hall

ENTRANCE HALL Staircase to the first floor, double glazed window, radiator and doors to dining lounge and kitchen.



ENTRANCE HALL

DINING LOUNGE (18'7 max x 11' max) Double glazed window to the front, coal effect gas fire, two radiators and double glazed patio doors leading out to the rear garden.



DINING LOUNGE

KITCHEN (11'3 x 7') Fitted kitchen incorporating a free standing gas oven, grill and four burner gas hob, a 1.5 bowl sink unit with mixer tap and tiled splashbacks. Understairs storage cupboard, radiator, wood effect flooring and door to the side lane.



KITCHEN

SIDE LANE Plumbing for washing machine, space for fridge/freezer and UPVC doors to the front and rear of the property.

FIRST FLOOR LANDING Built in storage cupboard, loft access and doors to bedrooms and bathroom.

BEDROOM 1 (14'7 x 8'10) Built in storage cupboard, radiator and double glazed window to the front.



BEDROOM 1

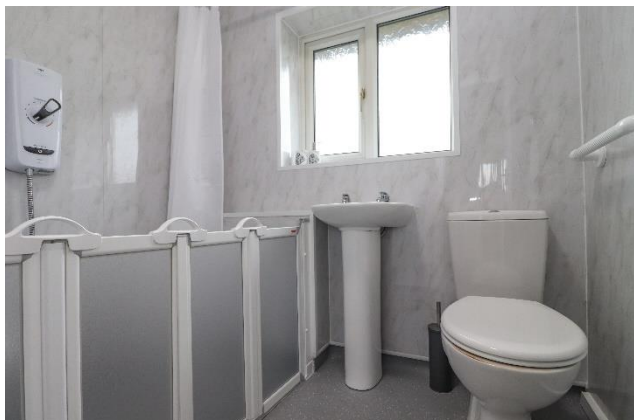
BEDROOM 2 (11'6 x 9'6) Built in storage cupboard housing the combi boiler, radiator and double glazed window to the rear.



BEDROOM 2

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BATHROOM (6'4 x 5'6) Three piece wet room comprising of walk-in shower cubicle, wash hand basin and WC. Boarded walls, heated towel rail and double glazed frosted window.



BATHROOM

OUTSIDE To the front of the property is a generous low maintenance paved garden providing plenty of potential for off street parking. Gravelled rear garden with patio area and garden shed.

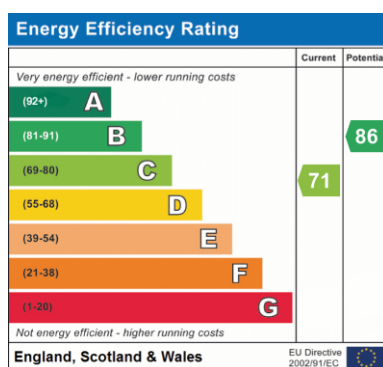


REAR GARDEN

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band A

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