

# Cumbrian Properties

## 27 Cant Crescent, Upperby



**Price Region £85,000**

**EPC-**

Semi-detached property | No onward chain  
1 reception | 2 double bedrooms | 1 bathroom  
Front & rear gardens | Ideal FTB or BTL

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## 2/ 27 CANT CRESCENT, UPPERBY, CARLISLE

This two double bedroom, semi-detached property has front and rear gardens and is sold with the benefit of no onward chain. The double glazed and gas central heated accommodation briefly comprises lounge with coal effect fire, and dining kitchen with understairs storage. To the first floor there are two double bedrooms, one with loft access and a three piece bathroom. Externally, to the front of the property is a lawned garden with mature trees and shrubs, block paved path to the side leading to the lawned rear garden with patio area. The property is ideally suited to the first time buyer or buy to let market and is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

**Front door into lounge.**

**LOUNGE (16' x 10')** UPVC double glazed window to the front, two radiators, wood effect vinyl flooring, fireplace housing a coal effect fire, staircase to the first floor and door to the dining kitchen.



LOUNGE

**DINING KITCHEN (16' x 11')** Fitted kitchen incorporating a one and a half bowl sink unit, freestanding cooker with extractor hood above, plumbing for washing machine, radiator, wood effect vinyl flooring, understairs storage area, UPVC double glazed window to the rear and UPVC double glazed frosted door to the side.



DINING KITCHEN

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**FIRST FLOOR LANDING** Fitted storage cupboard housing the gas boiler, doors to both bedrooms and bathroom.

**BATHROOM (8' x 5'5)** Three piece suite comprising WC, wash hand basin and bath with shower above. Radiator, UPVC double glazed frosted window to the side, tiled walls and panelled ceiling.



BATHROOM

**BEDROOM 1 (15'5 x 10')** UPVC double glazed window to the front, radiator, wood effect vinyl flooring and loft access.



BEDROOM 1

**BEDROOM 2 (10' x 9')** UPVC double glazed window to the rear, radiator and wood effect vinyl flooring.





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**OUTSIDE** Front garden with mature trees and shrubs and block paved path to the side leading to the lawned rear garden with patio area and outside tap.



REAR OF THE PROPERTY

**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.

EPC GRAPH TO  
FOLLOW