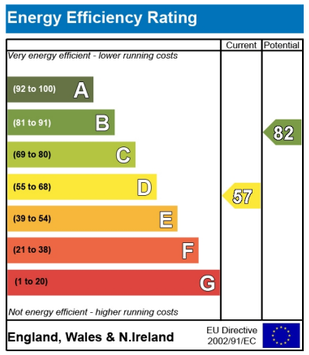

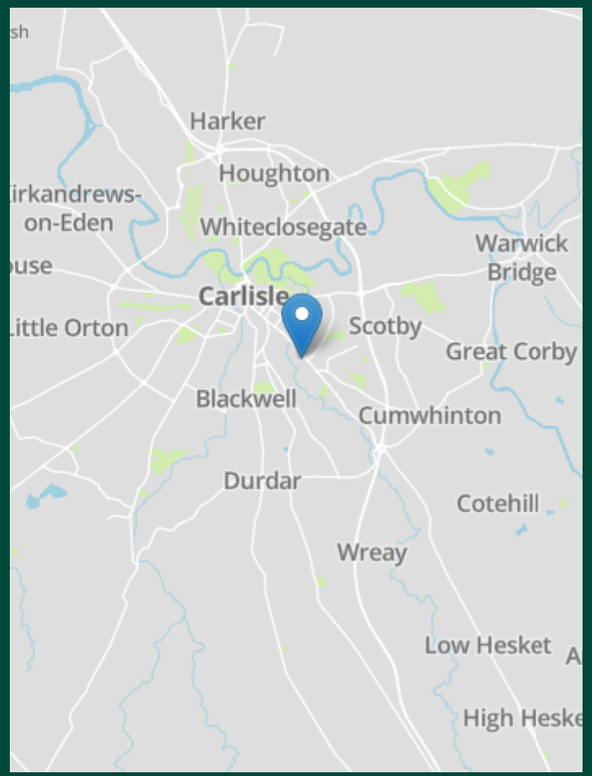

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The Property Ombudsman

RICS

PFK

Guide Price: £70,000

2 Grange Road, Carlisle, Cumbria, CA1 2QT

- Two bed mid terrace
- Quiet side street
- Two reception rooms
- No onward chain
- Gardens and garage
- EPC rating D

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LOCATION

Grange Road is located to the south of the city centre, the area is well serviced by a local bus route and arterial routes (A6 and M6). There is a local public house and and a range of amenities close by.

PROPERTY DESCRIPTION

Located on a quiet side street close to the city centre, with generous garden, garage and off street parking. Two reception rooms, first floor bathroom and two bedrooms. An ideal first time buyer property or buy to let investment. The property is in need of some refurbishment and offered for sale with no onward chain. Early viewing is considered essential, as we do not expect the property to be available for long.

ACCOMMODATION

Entrance Hall

Accessed via front door with glazed panel over. Stairs to first floor, radiator, door to living room.

Living Room

3.66m x 3.54m (12' 0" x 11' 7") Front aspect reception room with views over the garden, coving to ceiling, gas fire in feature fireplace with wood surround and attractive tiled inserts, radiator, open access into dining room.

Dining Room

3.62m x 3.66m (11' 11" x 12' 0") Rear aspect reception room with coving to ceiling, gas fire in wood surround with marble hearth and backplate, understairs cupboard, radiator, door to kitchen.

Kitchen

2.23m x 1.99m (7' 4" x 6' 6") Fitted with a range of wall and base units with complementary work surfaces, incorporating sink and drainer unit with mixer tap and tiled splashbacks. Integrated oven with hob and extractor over, plumbing for washing machine, radiator, window and part glazed door to rear.

FIRST FLOOR LANDING

Bedroom 1

4.26m x 3.52m (max) (14' 0" x 11' 7") Front aspect double bedroom with radiator and built in storage cupboard.

Bedroom 2

2.96m x 2.13m (9' 9" x 7' 0") (max) Rear aspect bedroom with radiator and loft access point.

Bathroom

Fitted with three piece suite comprising bath with electric shower over, wash hand basin and WC, two built in cupboards, one of which houses the Baxi central heating boiler, part tiled walls, radiator, obscured window to rear.

EXTERNALLY

Gardens and Parking

To the rear, there is a lawned garden with borders, block paved patio area and a detached garage. Please note that there is an access path over the rear garden which is shared with number 1 Grange Road. To the front is a small yard area with two outbuildings which are accessible over a shared path.

Garage

Accessed by an unadopted road to the front, the detached garage has an up and over door to the front and a window to rear.

ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of a sale or purchase, PFK will receive a referral fee of £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances, PFK will receive a referral fee - the average fee earned in 2019 was £212.71; Patrick James Solutions - PFK will receive a fee of £150 per mortgage referral; ETSOS/EPC and Floorplan Providers - EPC and floorplan £66.00, EPC only £24.00, floorplan only £6.00. Mitchells Co Ltd will pay PFK £50 for each property contents referral successfully processed (worth £300 or more in revenue) together with a 5% introduction commission on the hammer price of any goods sold by Mitchells from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Carlisle office, 01228 558 666.

Directions: Leave the city centre heading south on Botchergate leading onto London Road (A6). After about a mile, opposite the Harraby Inn, take the right onto High Road and follow the road around - the property is the second last.