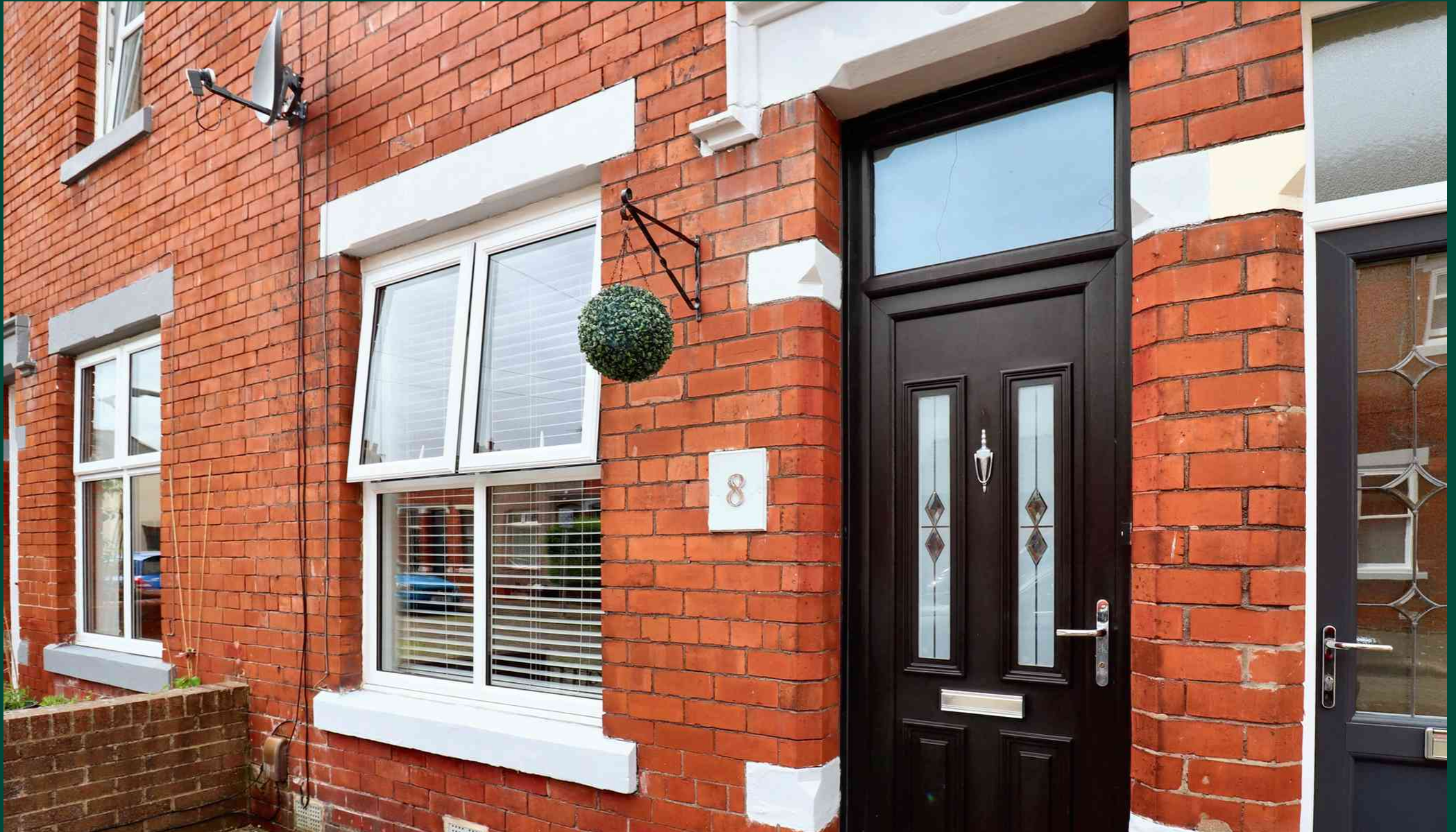


# PFK

8, Grace Street, Carlisle CA1 2AZ  
Guide Price £125,000







## LOCATION

Grace Street is an attractive traditional cobbled street in a quiet residential street that sits tucked quietly behind behind Warwick Road, offering quick and easy access to the M6. With a nearby convenience store / post office and public house, primary school, secondary school and University Campus with Sports Hall plus some supermarkets you are very well catered for, yet also only a stone's throw from the city centre and all the amenities on offer there.

## PROPERTY DESCRIPTION

This superb starter home on Grace Street offers high ceilings, bright and spacious rooms, modern fittings, a large rear yard and is in turn key ready condition, in a fantastic location.

On a quiet cobbled side street, there is an enclosed, front forecourt garden and when you enter the property you find yourself in a vestibule, leading into the hallway. There is a reception room to the front, a huge understairs storage cupboard and large rear reception room with a beautiful original marble feature fireplace. The kitchen with access to the rear yard completes the ground floor. To the first floor are two double bedrooms, both with useful built in storage. there is also a luxurious bathroom, with a shower separate to the freestanding claw foot roll top bath, the perfect place to unwind whilst you sip on fizzy bubbles and soak in them too!

## ACCOMMODATION

### Entrance

Via composite front door, with top light over into;

### Vestibule

With glazed door and top light over leading into;

### Hallway

With laminated flooring, door leading into reception 1, door to large understairs storage cupboard, and open plan style entrance into reception 2.

### Reception 1

3.32m x 2.93m (10' 11" x 9' 7") With high ceiling and cornicing, window to the front aspect, radiator, electric fire, laminated flooring.

### Reception 2

3.99m x 3.52m (13' 1" x 11' 7") With high ceiling and a continuation of the same laminated flooring from the hallway, window to the rear aspect, radiator, stunning original marble feature fireplace with inset gas fire, door to the stairs leading to the first floor and door to the kitchen.

### Kitchen

3.78m x 3.36m (12' 5" x 11' 0") Fitted with a range of modern white gloss handle-less wall and base units with laminated worktops and upstands, 1.5 bowl stainless steel sink and drainer unit, 4 ring gas burning hob with black glass splashback and stainless steel chimney extractor over. Integrated electric oven, space for freestanding fridge freezer, space and plumbing for washing machine, space for tumble dryer. Wall mounted Worcester GCH boiler, radiator, two windows to the rear aspect and PVCu door to the rear yard.

## FIRST FLOOR

### Landing

A split level landing with a step up to the front bedroom, a step up to the main corridor with door off to the rear bedroom, skylight loft access hatch and three steps down and door into bathroom.

### Bedroom 1

3.98m x 3.36m (13' 1" x 11' 0") Spacious double bedroom with high ceiling, window to the front elevation, original feature fireplace, radiator and a built in storage cupboard.

### Bedroom 2

3.54m x 3.06m (11' 7" x 10' 0") Double bedroom with high ceiling, window to the rear elevation, radiator and a range of built in storage cupboards.

### Bathroom

3.72m x 2.27m (12' 2" x 7' 5") Fully tiled, fabulous four piece bathroom suite comprising; walk in corner shower cubicle, WC, pedestal wash hand basin and a freestanding, claw foot, roll top bath. Obscure glass window to the rear elevation, radiator plus stainless steel ladder towel radiator, large built in storage cupboard.

## EXTERNALLY

### Gardens & Parking

The property has on street parking in a disc zone to the front and will require a residents parking permit and will be entitled to visitor parking permits.

There is an enclosed front forecourt and the rear has a spacious sun trap yard, perfect for BBQs, there is an outside tap and a secure gated pedestrian access to the lane behind.

## ADDITIONAL INFORMATION

### EPC & Tenure

EPC - D

Tenure - Freehold

### Referral & Other Payments

PFK work with preferred providers for 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 : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

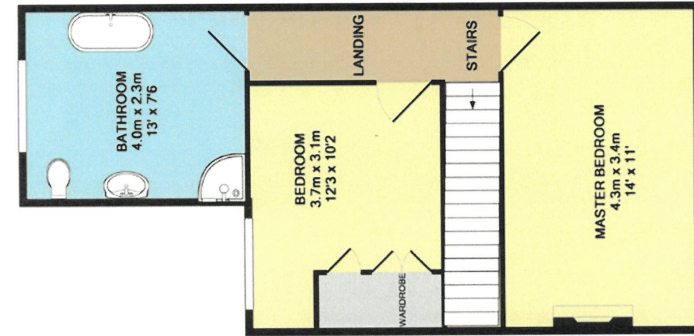
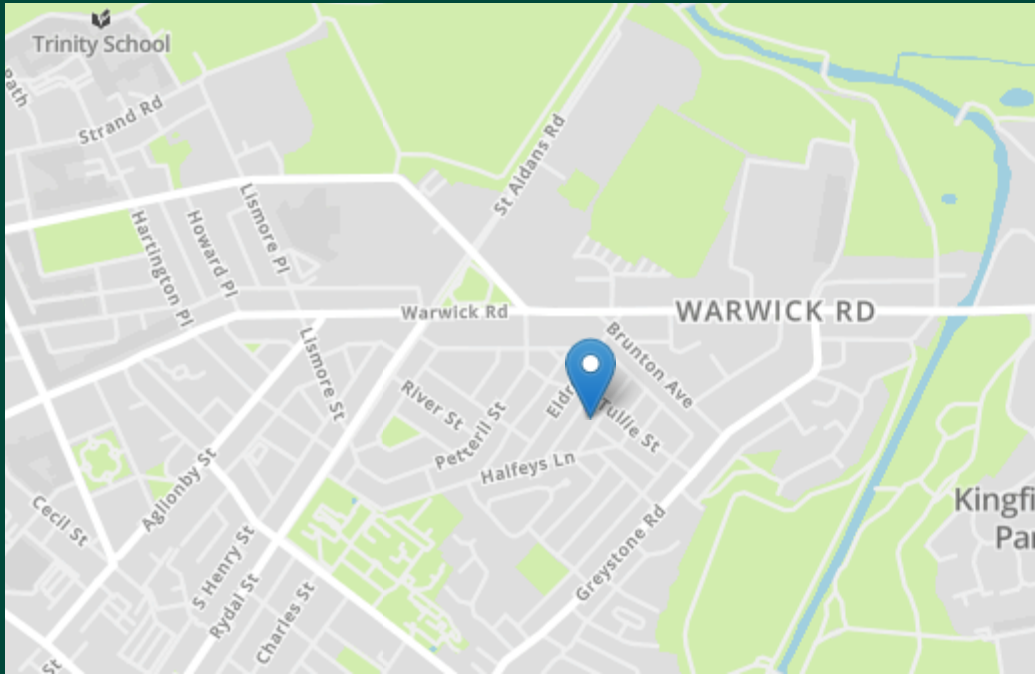
Council Tax: Band A

Viewing: Through our Carlisle office, 01228 558 666.

Directions: 8 Grace Street can be located with the postcode CA1 2AZ and identified by a PFK For Sale board. Alternatively by using What3Words: ///scale.meal.shunts

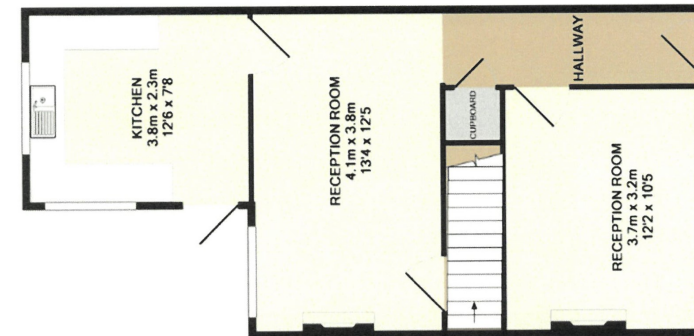






1ST FLOOR  
APPROX. FLOOR  
AREA 66.3 SQ.M  
(713 SQ.FT.)

TOTAL APPROX. FLOOR AREA 132.6 SQ.M (1427 SQ.FT.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 66.3 SQ.M  
(713 SQ.FT.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		60	83
EU Directive 2002/91/EC			
England, Scotland & Wales			