

Cumbrian PROPERTIES

118 Newlaithes Avenue, Morton, Carlisle



Price Region £105,000

EPC-

Mid-terraced property | Popular location
Dining lounge | 2 bedrooms | 1 bathroom
Easily maintained gardens | No onward chain

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2/ 118 NEWLAITHESS AVENUE, MORTON PARK, CARLISLE

Situated in the popular Morton Park area to the west of the city a two double bedroom mid-terraced property ideally suited to the first time buyer or buy to let investor. The UPVC double glazed and gas central heated accommodation, briefly comprises entrance hallway, 18' dining lounge with patio doors opening onto the rear garden, kitchen and utility lane. To the first floor are two double bedrooms and bathroom. Low maintenance stone chip front garden and rear lawned garden with brick built outhouse. Morton Park offers a range of local amenities including primary & senior schools, shops, public house and regular bus routes. Sold with the benefit of no onward chain.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Entrance via UPVC double glazed door into entrance hallway

ENTRANCE HALLWAY UPVC double glazed window, staircase to the first floor, radiator and tiled flooring. Doors to dining lounge and kitchen.

DINING LOUNGE (18'7 x 11' max) Coal effect fire with marble back and hearth and wooden surround. UPVC double glazed window to the front, radiator and UPVC double glazed patio doors opening onto the rear garden.



DINING LOUNGE

KITCHEN (9'6 x 6'3) With a range of wall and base units with complementary worksurfaces, splashbacks and a single bow stainless steel sink with drainer and mixer tap. Four burner gas hob with extractor above and oven below. Plumbing for washing machine, UPVC double glazed window, tiled floor, understairs storage cupboard and door to utility lane.



KITCHEN

UTILITY LANE (12'10 max x 4'3 max) UPVC double glazed doors to the front and rear. UPVC double glazed window, electricity supply and door to built in storage cupboard.

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FIRST FLOOR LANDING Loft access and doors to bedrooms and bathroom.

BEDROOM 1 (15' x 9') UPVC double glazed window, radiator and built in storage cupboard.



BEDROOM 1

BEDROOM 2 (12' max x 9'5 max) UPVC double glazed window, radiator and built in storage cupboards – one housing the boiler and one with hot water cylinder.



BEDROOM 2

BATHROOM A three piece suite in white with shower over panelled bath, pedestal wash hand basin and low level WC. Part tiled walls, radiator, non-slip vinyl flooring and UPVC double glazed frosted window.



BATHROOM

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OUTSIDE To the front of the property is a low maintenance stone chip garden. Rear lawned garden and brick built outhouse.



REAR GARDEN

COUNCIL TAX BAND To be confirmed

TENURE We are informed the tenure is Freehold

SERVICES Mains water, gas and electricity are connected

VIEWING Cumbrian Properties ELA Ltd, 2 Lonsdale St, Carlisle Tel 01228 599940

**Note for vendor – rear door does not lock in utility lane.
The property would benefit from a clean before viewings start.**

EPC GRAPH

TO FOLLOW