

Cumbrian Properties

21 Grey Street, Carlisle



Price Region £139,950

EPC-

Mid terraced property | Close to city centre
3 reception rooms | 3 bedrooms | FF bathroom
Enclosed rear yard | Ideal first time buy or investment

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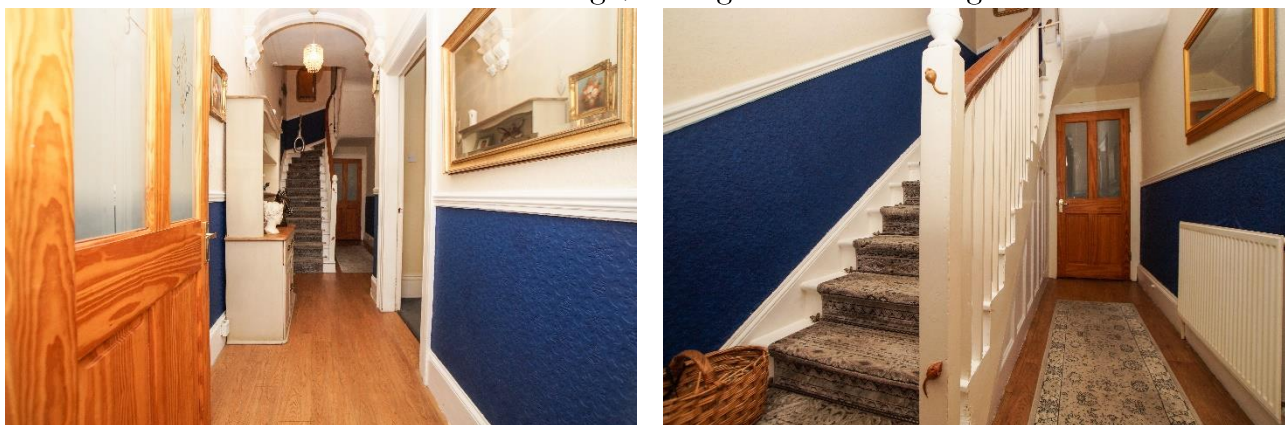
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A well-presented, mid-terraced property featuring three bedrooms and three reception rooms, offering spacious and versatile living accommodation while retaining many original period features. The property benefits from double glazing and gas central heating and is in excellent decorative order throughout. The layout comprises a vestibule, entrance hall, lounge with a feature fireplace, dining room, sitting room, kitchen, and WC. To the first floor, there are three bedrooms, a four-piece bathroom, and a dressing room/study, accessible via the bathroom. To the rear of the property, there is an enclosed rear yard with a slate shillies seating area and an artificial lawn.

The accommodation with approximate measurements briefly comprises:

VESTIBULE Dado rail, coving to ceiling and door to entrance hall.

ENTRANCE HALL (23' x 6'4) Dado rail, coving to ceiling, radiator, LVT flooring, staircase to the first floor and doors to lounge, dining room and dining kitchen.



ENTRANCE HALL

LOUNGE (14' x 13'9) Timber framed double glazed window to the front, original wooden shutters, radiator, gas fire, coving and ceiling rose.



LOUNGE

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DINING ROOM (14' x 11'7) Double glazed timber framed window to the rear, radiator, dado rail, fireplace and surround, original wooden flooring, coving and ceiling rose.



DINING ROOM

SITTING ROOM (11'8 x 9'9) Timber framed double glazed windows to the side, radiator, understairs storage cupboard, feature fireplace, radiator, tile effect vinyl flooring and doorway leading to kitchen.



SITTING ROOM

KITCHEN (13'3 x 10'3) Fitted kitchen incorporating single bowl sink with drainer and mixer tap, free standing oven and grill, overhead extractor, tiled splashbacks and plumbing for washing machine. Timber framed double glazed windows to the side, double glazed door to the rear yard, velux window to the side and door to the WC.



KITCHEN

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WC Low level WC, tile effect vinyl flooring and double glazed frosted window to the side.

FIRST FLOOR LANDING Doors to bedrooms

BEDROOM 1 (14' x 13'6) Timber framed double glazed window to the front, radiator, picture rail, coving to ceiling and fitted wardrobe.



BEDROOM 1

BEDROOM 2 (13' x 11'8) Timber framed double glazed window to the rear, radiator, original feature fireplace and fitted wardrobe.



BEDROOM 2

BEDROOM 3 (10'6 x 7') Timber framed double glazed window to the front, radiator and picture rail.



BEDROOM 3

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FAMILY BATHROOM (12'5 x 10') Four piece suite comprising low level WC, wash hand basin, free standing roll top bath and walk-in shower unit. Original wooden flooring, radiator, fitted shelved storage, original wooden flooring and timber framed double glazed window to the side. Door to a dressing room.

DRESSING ROOM (9'8 x 5'3) Timber framed double glazed frosted window to the rear and also houses the Worcester gas boiler.



FAMILY BATHROOM

OUTSIDE To the rear of the property is a low maintenance yard with astro turf, laid slated shillies, sandstone patio area, raised floral borders, external water tap and gated access to a rear lane.



REAR YARD

TENURE We are informed the tenure is Freehold

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

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.