

Cumbrian Properties

82 Westmorland Street, Denton Holme



Price Region **£75,000**

EPC-D

Terraced property | Popular location
2 reception rooms | 2 bedrooms | First floor bathroom
Enclosed rear yard | Ideal buy to let investment

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PRICE REFLECTED DUE TO ROOF AND DAMP WORK REQUIRED. QUOTES FOR WORK IN CARLISLE OFFICE.

A realistically priced, two bedroom, two reception room, terraced property with first floor bathroom and rear yard situated in the popular residential area of Denton Holme, just a ten minute walk to the city centre and with local amenities on your doorstep. The property is double glazed and gas central heated and briefly comprises lounge with gas fire, open plan dining area leading to a modern kitchen with access to the rear yard. To the first floor there are two double bedrooms, one with built-in storage, and first floor bathroom. Enclosed rear yard with pedestrian access to the rear lane and residents on-street parking to the front of the property.

The accommodation with approximate measurements briefly comprises:

UPVC front door into lounge.

LOUNGE (12'3 max x 11'6 max) Pebble effect gas fire, double glazed window to the front, radiator, coving to the ceiling and door to dining kitchen.



LOUNGE

DINING KITCHEN (22'6 max x 12'3 max)

DINING AREA Understairs storage cupboard, double glazed window to the rear, radiator, wood effect flooring, staircase to the first floor and arch leading to the kitchen area.



DINING AREA

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KITCHEN AREA Fitted kitchen incorporating an electric oven with four ring gas hob and extractor hood above, plumbing for washing machine, one and a half bowl stainless steel sink with mixer tap. Wood flooring, tiled splashbacks, panelled ceiling with spotlights, double glazed windows to the side and rear and UPVC door to the rear yard.



KITCHEN AREA

FIRST FLOOR

LANDING Doors to both bedrooms and steps up to the bathroom.

BEDROOM 1 (11'7 max x 11'3 max) Built-in storage cupboards and double glazed window to the front with radiator below.



BEDROOM 1

BEDROOM 2 (12'3 max x 9'8 max) Double glazed window to the rear with radiator below and Baxi combi boiler.

BATHROOM (6' x 5'3) Three piece suite comprising electric shower above panelled bath, wash hand basin and WC. Panelled ceiling with spotlights, radiator, wood effect flooring and part boarded walls.

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BEDROOM 2



BATHROOM

OUTSIDE Enclosed rear yard with pedestrian access gate to the rear lane. Residents permit parking is available to the front of the property.



REAR YARD

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.

