

Cumbrian Properties

21 River Street, Carlisle



Price Region £160,000

EPC-D

Mid-terraced property | Modern dining kitchen
30' dining lounge | 3 bedrooms | First floor bathroom
Front forecourt & rear yard | Close to city centre

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This bay fronted, three bedroom, mid-terraced property is situated off Warwick Road within walking distance of the city centre, schools, supermarkets, Stoneyholme Golf Course, Rickerby Park and a variety of local amenities. The accommodation briefly comprises vestibule, entrance hall, 30' dining lounge with bay window, modern fitted kitchen with integrated appliances, and utility room. To the first floor there are two double bedrooms, single bedroom and bathroom. Front forecourt and enclosed rear yard with outhouse providing storage.

The accommodation with approximate measurements briefly comprises:

Front door into the vestibule.

VESTIBULE Coving to the ceiling and door to entrance hall.

ENTRANCE HALL (23'4 x 5'4) Staircase to the first floor, radiator, coving to the ceiling, doors to dining lounge and kitchen.



ENTRANCE HALL

DINING LOUNGE (30' x 12') Double glazed bay window to the front, UPVC double glazed window to the rear, coving to the ceiling, two ceiling roses, fireplace and two radiators.



DINING LOUNGE

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DINING LOUNGE

DINING KITCHEN (15'4 x 10') Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, electric oven and grill with five ring gas hob and extractor hood above, integrated dishwasher, integrated fridge, coving to the ceiling, UPVC double glazed window to the side, radiator, wood effect vinyl flooring, understairs storage cupboard and door to utility room.



DINING KITCHEN

UTILITY ROOM (11'5 x 8'6) Fitted cupboards and worksurfaces, sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, radiator, tiled flooring, walk-in storage cupboard, UPVC double glazed window and timber door to the rear yard.



UTILITY ROOM

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FIRST FLOOR

LANDING Doors to bedrooms and bathroom.

BEDROOM 1 (16' x 13'9) Two UPVC double glazed windows to the front and radiator.



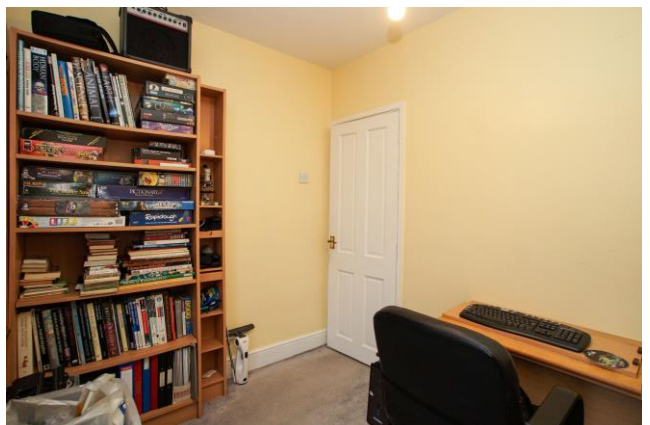
BEDROOM 1

BEDROOM 2 (14' x 10') UPVC double glazed window to the rear and radiator.



BEDROOM 2

BEDROOM 3 (9' x 8'6) UPVC double glazed window to the rear, radiator and Baxi boiler.



BEDROOM 3

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BATHROOM Three piece suite comprising WC, wash hand basin and shower above panelled bath. Radiator, tiled walls and UPVC double glazed frosted window to the side.



BATHROOM

OUTSIDE Walled front forecourt and enclosed block paved rear yard with raised borders, outhouse providing additional storage and gated access to the rear lane.



REAR GARDEN



REAR OF THE PROPERTY

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is 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.

