

Cumbrian Properties

21 Sheffield Street, Denton Holme



Price Region £130,000

EPC-D

Terraced property | Popular location
2 reception rooms | 2 double bedrooms | First floor bathroom
Utility room | Rear yard laid to artificial turf

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

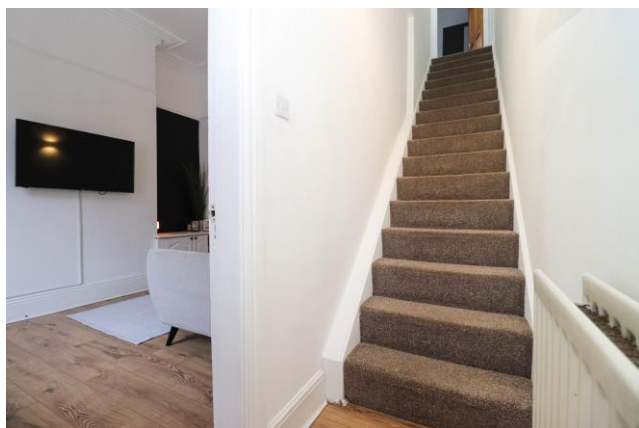
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This spacious, beautifully presented, two double bedroom, two reception room, terraced property is situated in a popular convenient location within a ten minute walk to the city centre with shops, supermarkets and schools on your doorstep. The property is tastefully decorated throughout, is double glazed and has a recently fitted new gas combi boiler. Off the entrance hall is a cosy lounge leading into a spacious dining room with a brick fireplace, with the potential to open up for an open fire or log burner, and good size understairs storage. The kitchen is light and airy with newly fitted integrated fridge freezer, access to the yard and a separate utility room with plumbing for washing machine, plenty of storage and the new combi boiler. There is hardwood flooring to the whole of the ground floor. To the first floor there are two double bedrooms with two fitted wardrobes to the master, and a three piece bathroom. Externally there is residents permit parking to the front of the property and the rear yard has been laid to artificial turf providing a pleasant private seating area. This property would make an ideal first time buy or downsize property.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance hall.

ENTRANCE HALL Door to lounge, staircase to the first floor, radiator, wood effect flooring and coving to the ceiling.



ENTRANCE HALL

LOUNGE (11'4 max x 9'5 max) Double glazed window to the front, two built-in storage cupboards, coving to the ceiling, radiator, wood effect flooring and opening to the dining room.



LOUNGE

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DINING ROOM (15' max x 13' max) Double glazed window to the rear, built-in understairs storage cupboard, radiator, wood effect flooring, brick fireplace and door to the kitchen.



DINING ROOM

KITCHEN (13' x 6'7) Fitted kitchen incorporating an electric oven, four ring hob with extractor hood above, recently fitted integrated fridge and freezer, stainless steel sink with mixer tap, tiled splashbacks, double glazed window, wood effect flooring, radiator, door to the rear yard and door to utility room.



KITCHEN



UTILITY ROOM

UTILITY ROOM (7' x 5'7) Plumbing for washing machine, base storage units, recently fitted combi boiler, wood effect flooring, double glazed window and loft access.

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FIRST FLOOR

LANDING Loft access, doors to bedrooms and bathroom.



LANDING

BEDROOM 1 (13'4 max x 11'9 max) Two fitted wardrobes, double glazed window to the front and radiator.



BEDROOM 1

BEDROOM 2 (13'5 max x 9'3 max) Double glazed window to the rear and radiator.



BEDROOM 2

BATHROOM (6'6 x 6'4) Three piece suite comprising shower above panelled bath, wash hand basin and WC. Part tiled walls and radiator.

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OUTSIDE Generous rear yard laid to artificial turf with pedestrian access gate to the secure gated 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.

