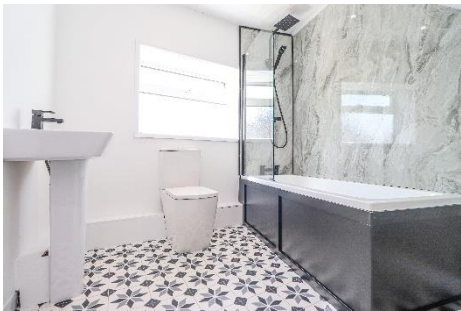


Cumbrian Properties

13 Burgh Road, Carlisle



Price Region £140,000

EPC-E

End Terraced | Newly Refurbished
1 reception room | 2 bedrooms | 1 bathroom
Off street parking | No onward chain

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2/ 13 BURGH ROAD, CARLISLE

This immaculately presented newly refurbished two-bedroom end terraced property is laid out over three floors and offers a spacious low maintenance property ready to move into. The double glazed and gas central heated accommodation briefly comprises of newly fitted kitchen, spacious lounge with original storage and staircase to first floor. To the first floor is a spacious landing with newly fitted three-piece bathroom and bedroom two with fitted wardrobes and to the second floor is the master bedroom. Externally the property has a paved patio style garden which has vehicle access for off street parking. The property is situated within easy access to local shops and supermarkets and with easy access into the city centre and the western bypass. The property offers low maintenance high quality living and would make an ideal first time buy, downsize, or buy to let investment with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via composite door into kitchen.

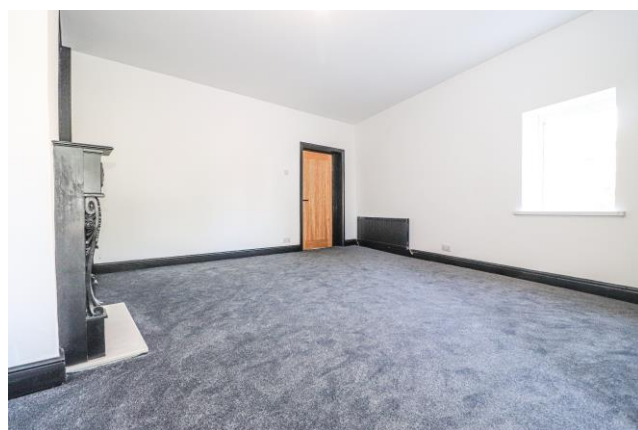
KITCHEN Newly fitted units with complementary worktops and upstands, electric oven, four ring gas hob with extractor hood above. Plumbing for washing machine and space for tumble dryer/dishwasher, two double glazed windows to the front, radiator, wood effect flooring, spotlights, and door into lounge.



KITCHEN

LOUNGE 18'6 max x 14'3 max) Well presented lounge with coal effect gas fire, two double glazed windows to the side and rear, understairs storage cupboard and two radiators. Original built in shelving and storage and door to staircase to the first floor.

3/ 13 BURGH ROAD, CARLISLE



LOUNGE

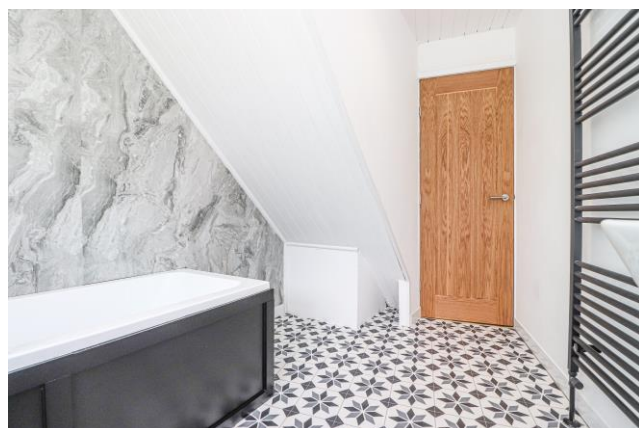
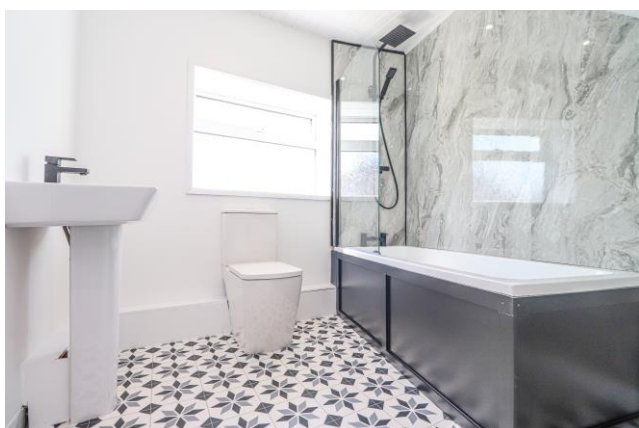
FIRST FLOOR LANDING Two double glazed windows, radiator, doors to bedroom two, bathroom and staircase to the second floor.

BEDROOM 2 (9'8 x 7'6) Double bedroom with double glazed window, radiator, built in storage and Baxi combi boiler.



BEDROOM 2

BATHROOM (9'9 max x 7' max) A well appointed bathroom with three-piece suite comprising of shower over panelled bath with waterfall shower head, w/c, and wash hand basin. Panelled ceiling with spotlights, frosted glazed window, tile effect flooring and heated towel rail.



BATHROOM

4/ 13 BURGH ROAD, CARLISLE

SECOND FLOOR LANDING Double glazed window and door to bedroom one.

BEDROOM 1 (13'11 max x 13'8 max to under eaves) Double bedroom with double glazed window to the front and radiator.



BEDROOM 1

OUTSIDE Vehicle access providing off street parking into a spacious paved patio style garden.

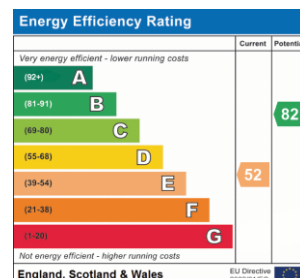


REAR YARD

TENURE We are informed the tenure is Freehold.

COUNCIL TAX The property is in 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.



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