

Cumbrian Properties

15 Well Bank Place, Carlisle



Price Region £109,950

EPC-C

Mid-terraced property | Newly refurbished
1 reception room | 2 double bedrooms | Ground floor bathroom
Front & rear gardens | Cul-de-sac location

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2/ 15 WELL BANK PLACE, CARLISLE

This newly refurbished, two double bedroom mid-terraced property, with ground floor bathroom, is situated in a quiet cul-de-sac location and offers generous gardens with potential to extend (subject to planning permission). Double glazed and gas central heated the property is neutrally decorated throughout and briefly comprises lounge with electric fire, a light and airy kitchen with access to the rear garden and a stylish three piece bathroom. To the first floor there are two double bedrooms with fitted storage to the master. Externally, to the front of the property, is a low maintenance lawned garden and on-street parking. To the rear of the property is a generous garden providing potential to extend (subject to planning permission). Located within an easy five minute walk to local schools, shops and pleasant park walks and just a ten minute walk to the city centre the property would make an ideal first time buy, downsize or buy to let investment and is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

Front door into lounge.

LOUNGE (15'4 max x 10' max) Coal effect electric fire, double glazed window to the front, radiator, wood effect flooring, door and staircase to the first floor and door to kitchen.



LOUNGE

KITCHEN (9' x 8') Fitted kitchen incorporating an electric oven and four ring gas hob with extractor hood above, plumbing for washing machine, space for fridge freezer, stainless steel sink with mixer tap, tiled splashbacks, radiator, wood effect flooring, double glazed window to the rear, door to the rear garden and door to the bathroom.



KITCHEN

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BATHROOM (5'7 max x 5'3 max) Three piece suite comprising shower above panelled bath, wash hand basin and WC. Frosted glazed window, tiled splashbacks, wood effect flooring and radiator.



BATHROOM

FIRST FLOOR

LANDING Fitted storage cupboard, double glazed window, loft access and doors to both bedrooms.

BEDROOM 1 (15'4 max x 10') Built-in storage cupboard housing the combi boiler, double glazed window to the front and radiator.



BEDROOM 1

BEDROOM 2 (9'3 x 8') Double glazed window to the rear and radiator.



BEDROOM 2

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OUTSIDE Lawned front garden and residents parking. Generous rear garden providing a blank canvas for the purchaser to put their own stamp on.



REAR GARDEN



REAR OF THE PROPERTY

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.

