

Cumbrian Properties

39 Ruthella Street, Carlisle



Price Region £84,000

EPC-C

Mid-terrace property | Low maintenance rear garden
1 reception room | 2 double bedrooms | 1 bathroom
Ideal FTB / BTL | No onward chain

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This two double bedroom mid-terrace property is double glazed and gas central heated and is offered for sale with no onward chain. The accommodation briefly comprises entrance, lounge, fitted kitchen, inner hall, and a modern three piece family bathroom. To the first floor are two double bedrooms, both benefiting from fitted storage. Externally, the property features a low maintenance, walled and gated rear garden with a flagstone patio and floral borders. Conveniently located to the west of Carlisle, close to local amenities and within walking distance of the Cumberland Infirmary, this property is an ideal first-time buy or buy-to-let investment.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the lounge.

LOUNGE (14' x 12'5) Double glazed UPVC window to the front, radiator, coving to the ceiling and ceiling rose and door to the kitchen.



LOUNGE

KITCHEN (12'5 x 12') Fitted kitchen incorporating sink unit with mixer tap, plumbing for washing machine, freestanding electric oven & grill with four burner electric hob and extractor hood above. Tiled splashback, radiator, wood effect laminate flooring, double glazed UPVC window to the rear, door to the understairs storage cupboard and staircase to the first floor and door leading to the inner hall.



KITCHEN

INNER HALL (4'6 x 4'3) Built-in storage cupboard, wood effect laminate flooring and doors to the rear yard and bathroom.

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BATHROOM (7' x 6') Three piece suite comprising W/C, sink unit with mixer tap and panelled bath with shower over the bath. Panelled splashback, radiator, frosted double glazed UPVC window to the rear and wood effect laminate flooring and panelled ceiling.



BATHROOM

FIRST FLOOR

LANDING Doors to bedrooms 1 and 2.

BEDROOM 1 (14' x 12'5) Double glazed UPVC window to the front, coving to the ceiling, radiator and walk-in storage cupboard.



BEDROOM 1

BEDROOM 2 (9' x 8'5) Double glazed UPVC window to the rear, coving to the ceiling, radiator and fitted wardrobes, with one cupboard housing the gas boiler.



BEDROOM 2

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OUTSIDE To the rear of the property, is a walled and gated low maintenance garden comprising laid flagstone patio with floral borders.



REAR GARDEN

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.

