

Cumbrian Properties

93 Crummock Street, Carlisle



Price Region £86,000

EPC-D

Terraced property | Well-presented throughout
1 reception room | 2 bedrooms | Ground floor bathroom
Ideal first time buy or buy to let investment

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A double glazed and gas central heated two double bedroom, terraced property situated to the west of the city close to the Cumberland Infirmary. The property is well-presented throughout and briefly comprises lounge with open staircase to the first floor, good size modern dining kitchen and ground floor bathroom. To the first floor there are two double bedrooms both with fitted storage. Low maintenance rear yard with brick-built outhouse. The property would make an ideal first time buy or buy to let investment having been successfully rented for several years achieving a monthly rental income of £495pcm. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC front door into lounge.

LOUNGE (15'8 max x 12'6 max) Double glazed window to the front, brick fireplace housing a coal effect gas fire, open staircase to the first floor, picture rail, coving to the ceiling, radiator and door to dining kitchen.



LOUNGE

DINING KITCHEN (12'5 max x 12' max) Fitted kitchen incorporating a freestanding gas cooker with extractor hood above, washing machine (included in sale), stainless steel sink with mixer tap, radiator, double glazed window, panelled ceiling, wood effect flooring and door to rear hall.



DINING KITCHEN

REAR HALL Door to bathroom, tile effect flooring, wood panelled ceiling and UPVC door to the rear yard.

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BATHROOM (9' x 5'5) Three piece suite comprising shower above panelled bath, wash hand basin and WC. Fully tiled walls, wood effect flooring, radiator, panelled ceiling with spotlights and double glazed frosted window.



BATHROOM

FIRST FLOOR

LANDING Step up to bedroom 1 and door to bedroom 2.

BEDROOM 1 (12'7 max x 12' max) Double glazed window to the front with radiator below, coving to the ceiling and built-in wardrobe.



BEDROOM 1

BEDROOM 2 (12'7 max x 9' max) Double glazed window to the rear, radiator and built-in storage cupboard housing the gas boiler.



BEDROOM 2

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OUTSIDE Enclosed rear yard with brick-built outhouse and outside tap.

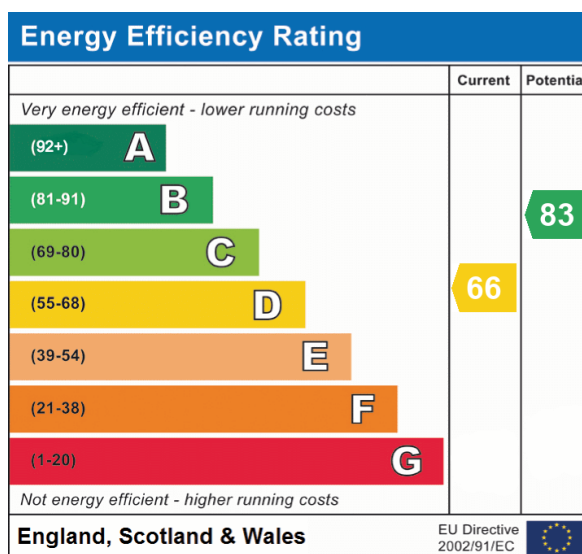


REAR YARD

TENURE To be confirmed

COUNCIL TAX We are informed the property is Tax Band A.

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