

Cumbrian Properties

16 Wilson Street, Carlisle



Price Region £105,000

EPC-D

Mid-terraced property | Close to the Cumberland Infirmary
1 reception | 2 double bedrooms | Ground floor bathroom
Rear yard with decked seating area | No onward chain

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This well-proportioned, two double bedroom, mid-terraced property would make an ideal first time buy or buy to let investment and is sold with the benefit of no onward chain. Situated close to the Cumberland Infirmary the double glazed and gas central heated property has a spacious lounge featuring a tiled fireplace housing a stove effect gas fire, a light and airy modern kitchen with space for all kitchen appliances, and a neutral ground floor bathroom. To the first floor there are two double bedrooms with fitted storage to the master. Externally, to the front of the property there is residents permit parking and to the rear of the property is a good size yard with decked seating area and brick-built outhouse. The property is within easy walking distance of local shops and schools, on regular bus routes to the city centre and with good access to the western bypass and West Cumbria.

The accommodation with approximate measurements briefly comprises:

Front door into lounge.

LOUNGE (13'3 max x 12'3) Stove effect gas fire in a tiled fireplace, double glazed window to the front, built-in storage housing the meters and fuseboard, coving to the ceiling, wood effect flooring, radiator and door to kitchen.



LOUNGE

KITCHEN (12' max x 11'5 max) Fitted kitchen incorporating an electric oven and four ring hob with extractor hood above, plumbing for washing machine, one and a half bowl stainless steel sink with mixer tap, brick effect tiled splashbacks, wood effect tiled flooring, double glazed window to the rear, built-in understairs storage, radiator, door and staircase to the first floor, and door to the rear hall.



KITCHEN

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REAR HALL UPVC door to the rear yard, radiator and door to the bathroom.

BATHROOM (6' x 5') Three piece suite comprising shower above panelled bath, wash hand basin and WC. Tiled walls, frosted glazed window, wood effect tiled flooring and heated towel rail.



BATHROOM

FIRST FLOOR

LANDING Door and step up to bedroom 1 and door to bedroom 2. Covings to the ceiling.

BEDROOM 1 (13'4 max x 12' max) Two built-in storage cupboards – one housing the combi boiler, double glazed window to the front and radiator.



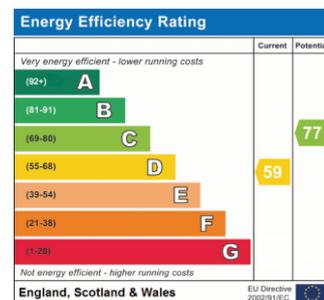
BEDROOM 1

BEDROOM 2 (12'3 max x 8' max) Double glazed window to the rear and radiator.



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OUTSIDE Generous rear yard with decked seating area, brick-built outhouse and gate providing pedestrian access to the rear lane. Residents disc permit parking to the front of the property.



TENURE We are informed the tenure is Freehold.

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

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