

Cumbrian Properties

44 Granville Road, Carlisle



Price Region £95,000

EPC-D

Mid-terraced property | Lawned rear garden
1 reception room | 2 bedrooms | Ground floor bathroom
Ideal FTB or BTL | No onward chain

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This two bedroom, mid-terraced property with spacious kitchen and separate utility room, ground floor bathroom and lawned garden would make an ideal first time buy or buy to let investment. Situated close to the Cumberland Infirmary the double glazed and gas central heated accommodation briefly comprises lounge, kitchen with separate utility room and ground floor bathroom. To the first floor there are two bedrooms with original cast iron fireplace and fitted wardrobes to the master bedroom. Residents permit parking is available to the front of the property and to the rear of the property is a lawned garden. Located within close proximity to local amenities and easy walking distance of the city centre. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC front door into lounge.

LOUNGE (14' x 12'5 max) Double glazed window to the front, pebble effect gas fire, radiator, door and staircase to the first floor and door to kitchen.



LOUNGE

KITCHEN (12'5 max x 11' max) Fitted kitchen incorporating an electric oven and four ring hob, stainless steel sink, breakfast bar, tiled splashbacks, radiator, Worcester combi boiler, double glazed window to the rear, tile effect flooring, good size understairs storage cupboard and door to utility room.



KITCHEN

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UTILITY ROOM (9'5 x 6'3) Plumbing for washing machine, fridge and freezer, radiator, tile effect flooring, double glazed window, UPVC door to the rear yard and door to bathroom.



UTILITY ROOM

BATHROOM (8'8 max x 6'3 max) Three piece suite comprising shower above panelled bath, WC and wash hand basin. Part panelled walls, panelled ceiling, tile effect flooring, frosted window and radiator.



BATHROOM

FIRST FLOOR

LANDING Doors and steps up to both bedrooms.

BEDROOM 1 (14' max x 12'5 max) Original cast iron decorative fireplace, mirror fronted built-in wardrobes, built-in storage cupboard with loft access, radiator and double glazed window to the front.



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BEDROOM 2 (12'4 x 8') Double glazed window to the rear and radiator.



BEDROOM 2

OUTSIDE Enclosed lawned rear garden with flagstone patio seating area. Residents permit parking is available to the front of the property.

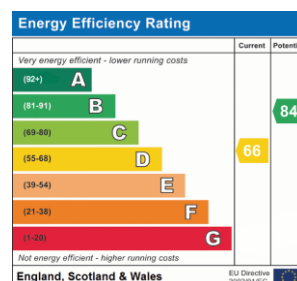


REAR GARDEN

TENURE We are informed the tenure is Freehold.

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

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