

# Cumbrian Properties

80 South Street, Carlisle



Price Region £75,000

EPC-E

Mid-terraced property | In need of modernisation  
1 reception room | 2 bedrooms | Ground floor bathroom  
Investment opportunity | City centre location | No onward chain

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)



2/ 80 SOUTH STREET, OFF FUSEHILL STREET, CARLISLE

A realistically priced, two bedroom, terraced property situated in a convenient location in the city centre with double glazing and gas central heating. The property is in need of modernisation, as reflected in the price, and briefly comprises lounge, kitchen with understairs storage and three piece bathroom. To the first floor there is a master double bedroom and a single bedroom/office – both with fitted bedroom furniture. Externally there is residents parking to the front and a walled rear yard with garden shed. Located less than a five minute walk to the University of Cumbria and the city centre the property would make an ideal buy to let investment, refurbishment project or first time buy. Sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

**Front door into lounge.**

**LOUNGE (13' max x 12'5 max)** Coal effect gas fire, double glazed window to the front, two radiators, coving, wood effect flooring, door and staircase to the first floor and door to kitchen.



LOUNGE

**KITCHEN (13' max x 5'9 max)** Fitted kitchen incorporating an electric oven and four ring gas hob with extractor hood above, plumbing for washing machine, space for fridge freezer, understairs storage cupboard, Baxi combi boiler, stainless steel sink with mixer tap, double glazed window to the rear, wood effect flooring and opening to the rear hall.



KITCHEN

**REAR HALL** Radiator, wood effect flooring, UPVC door to the rear yard and door to bathroom.

3/ 80 SOUTH STREET, OFF FUSEHILL STREET, CARLISLE

**BATHROOM (6'9 x 6')** Three piece suite comprising shower above panelled bath, wash hand basin and WC. Part tiled walls, panelled ceiling, frosted glazed window and radiator.



BATHROOM

## **FIRST FLOOR**

**LANDING** Doors and steps up to both bedrooms.

**BEDROOM 1 (13' max x 12'3 max)** Built-in storage cupboard, double glazed window to the front, coving and radiator.



BEDROOM 1

**BEDROOM 2 (13' x 6'7)** Double glazed window to the rear, coving, fitted bedroom furniture and radiator.



BEDROOM 2

4/ 80 SOUTH STREET, OFF FUSEHILL STREET, CARLISLE

**OUTSIDE** Walled rear yard with garden shed and pedestrian access gate to the rear lane. Residents permit parking is available to the front of the property.



REAR YARD



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.

