

Cumbrian Properties

77 Granville Road, off Wigton Road



Price Region £115,000

EPC-

Mid-terraced property | Newly fitted kitchen
2 reception rooms | 2 bedrooms | First floor bathroom
Garage, forecourt & rear yard | No onward chain

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A spacious, two bedroom, two reception room, mid-terraced property situated close to the Cumberland Infirmary with newly fitted kitchen, generous first floor bathroom and garage parking. Double glazed and gas central heated the property is neutrally decorated throughout and the ground floor briefly comprises vestibule, entrance hall, lounge with chimney breast providing the potential for a log burner, and a sitting room with understairs storage leading to the newly fitted modern kitchen. To the first floor there are two bedrooms and a 13' three piece bathroom. Front forecourt and enclosed rear yard with brick-built outhouse and garage parking. Situated within easy walking distance of the Cumberland Infirmary, local shops, schools and the city centre the property would make an ideal first time buy or buy to let investment and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC front door into vestibule.

VESTIBULE Coving to the ceiling and opening to the entrance hall.

ENTRANCE HALL Wood flooring, radiator, doors to lounge and sitting room, staircase to the first floor, original coving and cornice.



ENTRANCE HALL

LOUNGE (13'5 max x 10' max) Double glazed window to the front, radiator, wood flooring and coving to the ceiling. Chimney breast with potential for a fire or log burning stove.



LOUNGE

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SITTING ROOM (13' max x 10'6 max) Double glazed window to the rear, radiator, wood flooring, understairs storage cupboard, decorative fireplace with lighting and wooden lintel, and door to the kitchen.



SITTING ROOM

KITCHEN (13'7 max x 6'5 max) Newly fitted kitchen incorporating an electric oven and four ring hob with extractor hood above, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge freezer, two double glazed windows, tiled flooring and UPVC door to the rear yard.



KITCHEN

FIRST FLOOR

HALF LANDING Door to bathroom.

LANDING Original stained glass skylight and doors to both bedrooms.



BATHROOM

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BATHROOM (13'7 x 6'6) Three piece suite comprising shower above panelled bath, WC and wash hand basin. Two frosted glazed windows, radiator, wood effect flooring, tiled splashbacks and panelled ceiling.

BEDROOM 1 (13'9 x 13' max) Double glazed window to the front and radiator.



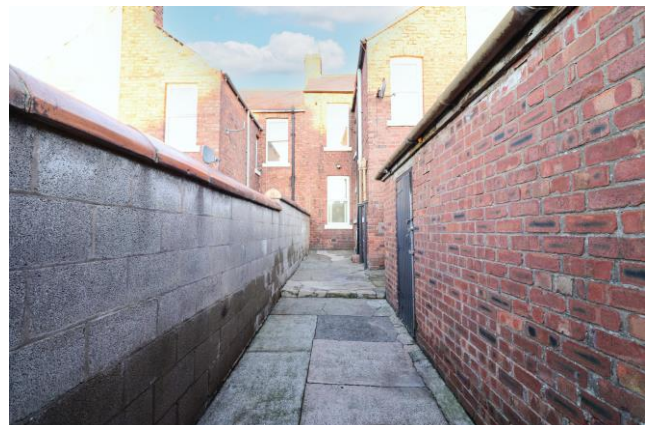
BEDROOM 1

BEDROOM 2 (13' x 7'9) Built-in storage cupboard housing the boiler, double glazed window to the rear and radiator.



BEDROOM 2

OUTSIDE Front forecourt and enclosed paved rear yard with brick-built outhouse, outside tap, access into the garage with power and pedestrian access gate to the rear lane.



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REAR YARD



OUTHOUSES

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.

EPC TO FOLLOW