

Cumbrian Properties

234 Greystone Road, Carlisle



Price Region £165,000

EPC-

Mid-terraced property | Close to city centre
2 reception rooms | 3 bedrooms | First floor bathroom
Rear yard with off-street parking | No onward chain

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 234 GREYSTONE ROAD, CARLISLE

A well-presented, neutrally decorated, three bedroom, two reception room, mid-terraced property situated just off Warwick Road and sold with the benefit of no onward chain. The accommodation briefly comprises vestibule, entrance hall, bay-fronted lounge, dining room and fitted kitchen. To the first floor there are two double bedrooms both with fitted storage, single bedroom and bathroom. Gated front forecourt and enclosed rear yard with brick-built outhouse and double doors providing off-street parking if required. Situated close to an abundance of local amenities including shops, schools, supermarkets, riverside walks and within walking distance of the city centre.

The accommodation with approximate measurements briefly comprises:

UPVC front door into vestibule.

VESTIBULE Coving to the ceiling and door to entrance hall.

ENTRANCE HALL Staircase to the first floor, radiator, doors to lounge and dining room.



ENTRANCE HALL

LOUNGE (16'9 x 11') UPVC double glazed bay window to the front, radiator, fireplace housing a gas fire, picture rail and coving to the ceiling.



LOUNGE

DINING ROOM (13'6 x 11'5) Brushed aluminium wall mounted gas fire, radiator, coving to the ceiling, ceiling, UPVC double glazed window to the rear and door to kitchen.

3/ 234 GREYSTONE ROAD, CARLISLE



DINING ROOM

KITCHEN (13'5 x 10') Fitted kitchen incorporating sink unit with mixer tap, four ring gas hob with glass splashback, electric oven and grill with extractor hood above, plumbing for washing machine, tiled splashbacks, UPVC double glazed window to the side, radiator, tile effect vinyl flooring, understairs cupboard housing the consumer box and meters, and double glazed door to the rear yard.



KITCHEN

FIRST FLOOR

SPLIT LANDING Fitted shelved storage cupboard, doors to bedrooms and bathroom.

BEDROOM 1 (15'3 x 14'4) UPVC double glazed sash window to the front, radiator, fitted wardrobe, coving to the ceiling and ceiling rose.



BEDROOM 1

4/ 234 GREYSTONE ROAD, CARLISLE

BEDROOM 2 (14'3 x 9') UPVC double glazed sash window to the rear, radiator, fitted wardrobe and cupboards housing the gas boiler.



BEDROOM 2

BEDROOM 3 (9' x 8'8) UPVC double glazed sash window to the rear and radiator.



BEDROOM 3

BATHROOM (7' x 5') Three piece suite comprising WC, wash hand basin and electric shower above panelled bath. Fully tiled walls, heated towel rail and UPVC double glazed frosted window to the side.



BATHROOM

5/ 234 GREYSTONE ROAD, CARLISLE

OUTSIDE Gated front forecourt laid to flagstones and block paving. Enclosed rear yard with brick-built outhouse, outside tap and double doors providing vehicular access.



REAR YARD



REAR OF THE PROPERTY

FLOOD NOTE The property was flooded in 2005 and 2015. There are insurance schemes available for new homeowners that are buying properties that have been, or are in a flood risk area - copy and paste the following link into your browser for more information – <https://www.abi.org.uk/products-and-issues/topics-and-issues/flooding/>

TENURE To be confirmed by the vendor.

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

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 GRAPH TO
FOLLOW