

# Cumbrian Properties

41 Edward Street, Carlisle



Price Region £115,000

EPC-D

Mid-terraced property | Single garage  
2 reception rooms | 3 bedrooms | 1 bathroom  
Close to schools, shops and amenities | No onward chain

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A mid-terraced, three bedroom, two reception room, mid-terraced property with the benefit of a single garage situated within walking distance of the city centre, primary schools, shops and amenities. The accommodation, with a wealth of original features, briefly comprises entrance hall, lounge with marble fireplace and gas fire, dining room with gas fire, kitchen and ground floor bathroom. To the first floor there are two double bedrooms and single bedroom, all with built-in cupboards. Enclosed rear yard with outhouse, single garage and residents permit parking. The property is in need of some cosmetic attention but would be ideal for a first time buyer or buy to let investor.

The accommodation with approximate measurements briefly comprises:

**Composite front door into entrance hall.**

**ENTRANCE HALL** Radiator, coving to the ceiling, staircase to the first floor, doors to dining room and lounge.



ENTRANCE HALL

**LOUNGE (13' x 11'5)** UPVC double glazed window to the front, radiator, marble fireplace housing a gas fire, picture rail, coving to the ceiling and ceiling rose.



LOUNGE

**DINING ROOM (13' x 11'5)** UPVC double glazed window to the rear, wall mounted gas fire, radiator, built-in storage cupboards, picture rail, shelved understairs cupboard and door to kitchen.

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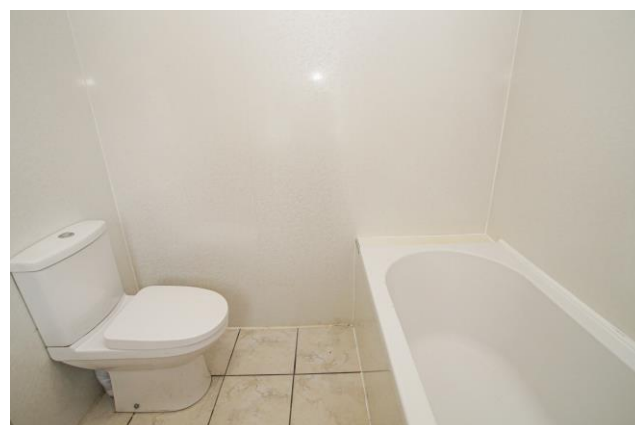
DINING ROOM

**KITCHEN (10'4 x 6')** Fitted kitchen incorporating four ring electric hob with extractor hood above and electric oven and grill below, stainless steel sink with mixer tap, plumbing for washing machine, recently fitted Baxi boiler (installed November 2022), UPVC double glazed window to the side, tiled flooring, radiator, UPVC double glazed frosted door to the rear yard and door to inner hall with access to the bathroom.



KITCHEN

**BATHROOM** Three piece suite comprising shower above bath, pedestal wash hand basin and WC. Aqua-panelled walls, panelled ceiling, heated towel rail, tiled flooring and UPVC double glazed frosted window to the rear.



BATHROOM

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**FIRST FLOOR**

**LANDING** Doors to bedrooms, loft access and built-in shelved cupboard.



LANDING

**BEDROOM 1 (15' x 13')** UPVC double glazed window to the front, radiator, built-in shelved cupboard and original fireplace.



BEDROOM 1

**BEDROOM 2 (13'8 x 9')** UPVC double glazed window to the rear, radiator, built-in shelved cupboard and original fireplace.



BEDROOM 2

**BEDROOM 3 (10'4 x 7')** UPVC double glazed window to the rear, radiator and built-in shelved cupboards.



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BEDROOM 3

**OUTSIDE** Enclosed paved rear yard with outhouse, raised borders housing a variety of plants and shrubs and access to the garage. Residents permit parking is available to the front of the property.

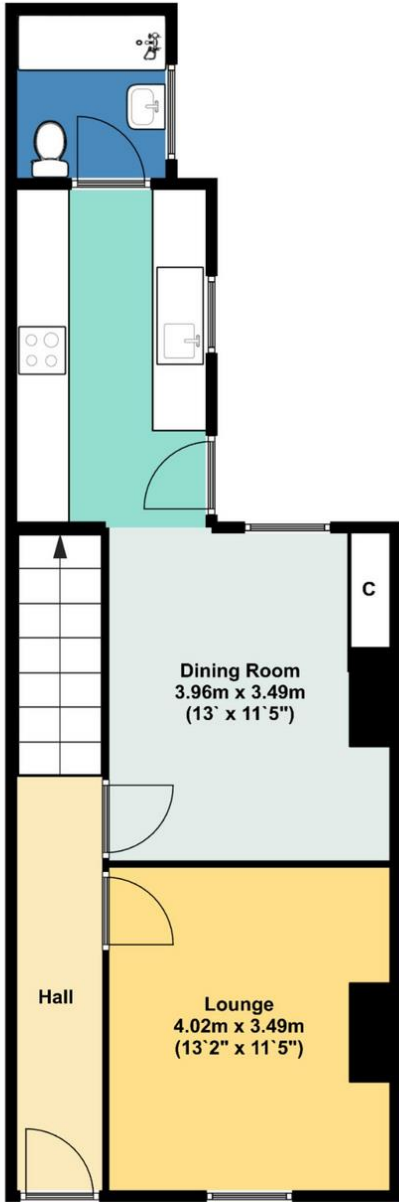
**GARAGE (14'5 x 9'9)** Single garage with up and over door. Garage can be accessed via the gated rear lane.



**TENURE** We are informed the tenure is Freehold.

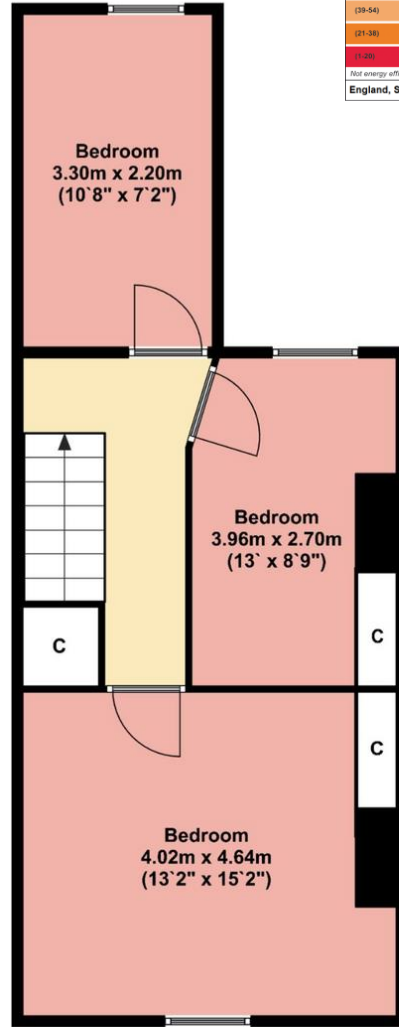
**COUNCIL TAX** We are informed the property is Tax Band A.

**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.



**Ground Floor**  
Approx 49.00 Sq meters (527.00 Sq feet).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



**Ground Floor**  
Approx 45.00 Sq meters (484.00 Sq feet).