

# Cumbrian Properties

28 Grey Street, Carlisle



**Price Region £140,000**

**EPC-E**

End-terraced property | Attic room  
2 reception rooms | 3 bedrooms | 2 bathrooms  
Gated rear yard providing parking | Ideal BTL

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## 2/ 28 GREY STREET, OFF LONDON ROAD, CARLISLE

Situated just off London Road, a three bedroom, two reception room, corner terraced property with attic room situated within close proximity to an abundance of amenities, schools, gym and transport links. The double glazed and gas central heated accommodation briefly comprises entrance hall, lounge, dining room, kitchen, inner hall, shower room and utility room. To the first floor there are two double bedrooms, single bedroom and second shower room with an additional 19' attic room to the second floor. Enclosed rear yard with sliding gate providing off-street parking if required. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**UPVC double glazed front door into the entrance hall.**

**ENTRANCE HALL** Staircase to the first floor and doors to both reception rooms.

**DINING ROOM (14' x 12'3)** UPVC double glazed windows to the front and side, radiator, picture rail, coving to the ceiling and ceiling rose.



DINING ROOM

**LOUNGE (15' x 12'4)** UPVC double glazed window to the front, radiator, built-in shelved storage cupboard housing the consumer box and meters, understairs storage cupboard and door to the kitchen.



LOUNGE

**KITCHEN (12' x 9')** Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, four ring gas hob with extractor hood above, integrated electric oven and grill, UPVC double glazed window to the front, radiator, wood effect vinyl flooring and door to inner hall.

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KITCHEN

**INNER HALL** Doors to shower room and utility room, and UPVC double glazed frosted door to the rear yard.

**SHOWER ROOM (6'4 x 5'3)** Three piece suite comprising WC, sink and walk-in shower. Heated towel rail, UPVC double glazed window to the rear, wood effect vinyl flooring and panelled ceiling.



SHOWER ROOM

**UTILITY ROOM (5'9 x 3')** Plumbing for washing machine, UPVC double glazed frosted window to the rear and wood effect vinyl flooring.

## **FIRST FLOOR**

**LANDING** Radiator, doors to bedrooms and shower room, staircase to the attic room.

**BEDROOM 1 (14' x 12')** UPVC double glazed windows to the front and side, radiator, built-in storage cupboard and original fireplace.



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**BEDROOM 2 (12'4 x 11'9)** UPVC double glazed window to the front, radiator and two fitted storage cupboards – one housing the hot water tank.

**BEDROOM 3 (8' x 7'9)** UPVC double glazed window to the front and radiator.



BEDROOM 3

**SHOWER ROOM (7' x 6')** Three piece suite comprising WC, wash hand basin and walk-in shower. Heated towel rail, wood effect vinyl flooring and fitted storage cupboards housing the Baxi boiler.



SHOWER ROOM

**ATTIC ROOM (19' x 11'3)** Velux window to the side and radiator.



ATTIC ROOM

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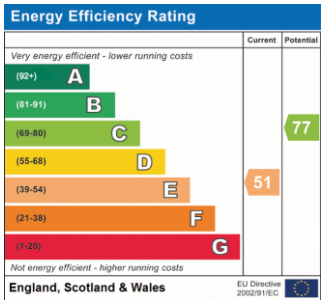
**OUTSIDE** Enclosed rear yard laid to shillies with a sliding gate providing off-road parking if required.



REAR YARD/PARKING



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.