

# Cumbrian Properties

22 Blackwell Road, Carlisle



**Price Region £115,000**

**EPC-D**

Terraced property | South of Carlisle  
2 reception rooms | 3 bedrooms | 2 bathrooms  
Front garden and rear yard | Ideal first time buy

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/ 22 BLACKWELL ROAD, CARLISLE

The property is ideal for investors and equally first time buyers, situated conveniently to the South of Carlisle close to a range of local amenities, set back from the road in an elevated position and briefly comprises of entrance vestibule, two reception rooms, fitted kitchen with a range of wall and base units with complementing worktops over, rear hall with door leading to the rear yard and a newly fitted three piece bathroom with shower over bath on the ground floor, two double bedrooms and another bathroom on the first floor and a double attic bedroom with storage on the second floor. There is a small front garden and an enclosed paved yard. The property benefits from newly fitted gas central heating and is double glazed.

The accommodation with approximate measurements briefly comprises:

**VESTIBULE** - Enter via composite front door.

**DINING ROOM - 3.830 x 3.797 (12'6" x 12'5")** - Laminate flooring, one radiator, coving to ceiling, feature brick wall and Upvc window to front elevation.

**LOUNGE - 4.298 x 3.761 (14'1" x 12'4")** - Carpet flooring, one radiator, wall mounted electric fire, coving to ceiling and Upvc window to rear elevation. Under stair storage cupboard housing meters.

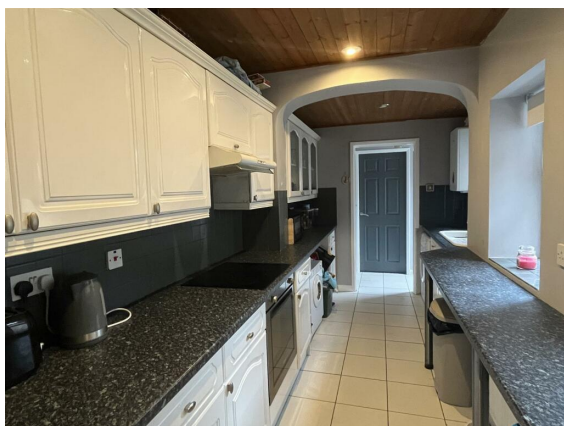


DINING ROOM



LOUNGE

**KITCHEN - 4.492 x 1.866 (14'8" x 6'1")** - Galley kitchen with ample wall and base units, integrated electric oven, hob and extractor fan. Tile flooring, and panelled ceiling with spotlights. Newly fitted Combi boiler and two Upvc windows to side elevation.



KITCHEN



3/ 22 BLACKWELL ROAD, CARLISLE

INNER HALL - Space for tall fridge/freezer. Upvc door leading to rear yard.

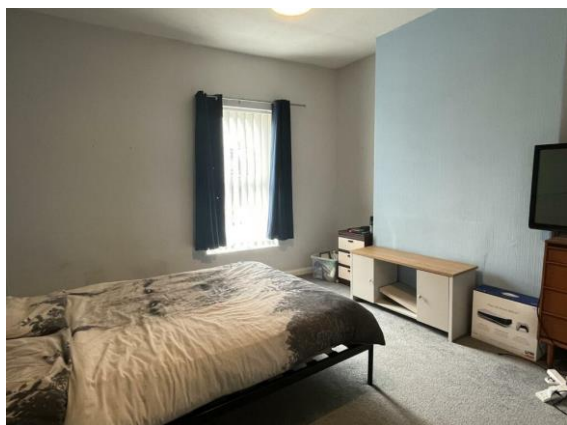
BATHROOM - 2.248 x 1.753 (7'4" x 5'9") - Newly fitted three piece white bathroom suite comprising of mains shower over bath, glass shower screen, built in vanity sink unit with WC. One radiator, obscured Upvc window to side elevation.



BATHROOM

FIRST FLOOR LANDING – Doors to bedrooms 1 & 2, stairs to the second floor.

BEDROOM 1 - 3.864 x 3.876 (12'8" x 12'8") - Double bedroom, carpet flooring, Upvc window to front elevation and one radiator.



BEDROOM 1

BEDROOM 2 - 3.735 x 2.964 (12'3" x 9'8") - Double bedroom, carpet floor, Upvc window to rear elevation and one radiator

EN-SUITE SHOWER ROOM - 2.347 x 2.025 (7'8" x 6'7") - Fully tiled walls with laminate flooring, radiator and obscured Upvc window to rear elevation. Corner shower unit, vanity sink and WC.



BDROOM 2



EN-SUITE SHOWER ROOM

4/ 22 BLACKWELL ROAD, CARLISLE

**SECOND FLOOR -**

**ATTIC BEDROOM - 5.605 x 3.855 (18'4" x 12'7")** - Double bedroom, one wood framed velux window, carpet flooring, radiator, wall mounted lights and under eave storage cupboards on both sides of the room.



ATTIC BEDROOM

**OUTSIDE -** Low maintenance slim L shaped rear yard, with gated access to rear lane.



REAR YARD

EPC TO FOLLOW

**TENURE** To be confirmed

**COUNCIL TAX** We are informed the property is in 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.

reasons to sell with us...

more than

**455**

properties listed in our  
Carlisle office

more than

**390**

properties sold from  
our Carlisle office

we sold

**255**

more properties than  
our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

Celebrating over 30 years  
on your high street

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

