

Cumbrian Properties

12 Newtown Road, Carlisle



Price Region £139,950

EPC-

Terraced property | Immaculately presented
1 reception room | 3 bedrooms | 1 bathroom
Forecourt & tiered rear garden | Close to city centre

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

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

2/ 12 NEWTOWN ROAD, CARLISLE

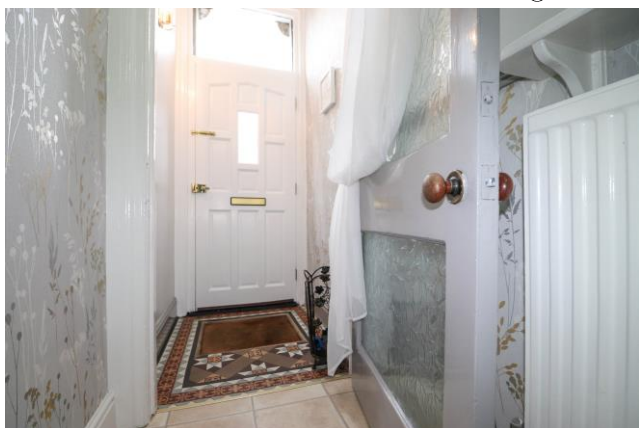
A well-presented, three bedroom, terraced property retaining many characterful features with generous living space and rear garden. The double glazed and gas central heated accommodation briefly comprises vestibule, entrance hall, spacious dining lounge, kitchen and utility room. To the first floor there are three bedrooms and bathroom. Front forecourt and good size tiered rear garden with patio and floral borders. Residents on-street parking. Situated within walking distance of the city centre and in close proximity to local amenities.

The accommodation with approximate measurements briefly comprises:

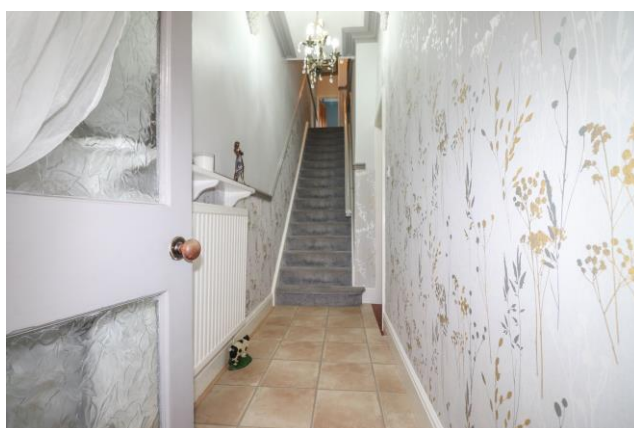
Front door into vestibule.

VESTIBULE Tiled flooring, coving to the ceiling and glazed door to the entrance hall.

ENTRANCE HALL Door to dining lounge, staircase to the first floor, original coving and cornice, radiator and tile effect flooring.



VESTIBULE



ENTRANCE HALL

DINING LOUNGE (27'6 x 11'8 max) Coal effect gas fire, double glazed window to the front, original coving and ceiling rose, radiator, dining area with tile effect flooring, double glazed patio doors to the rear garden, understairs storage cupboard and door to kitchen.



DINING LOUNGE

3/ 12 NEWTOWN ROAD, CARLISLE



DINING LOUNGE

KITCHEN (15' x 7'9) Fitted kitchen incorporating a freestanding gas cooker with extractor hood above, plumbing for dishwasher, one and a half bowl porcelain sink with mixer tap, tiled splashbacks, combi boiler, double glazed window, tiled flooring, panelled ceiling with spotlights, radiator and opening to the utility.



KITCHEN

UTILITY Wall and base units, plumbing for washing machine, space for tumble dryer, part tiled walls, tiled flooring, radiator, double glazed frosted window, panelled ceiling and UPVC doors to the rear garden.



UTILITY

4/ 12 NEWTOWN ROAD, CARLISLE

FIRST FLOOR

HALF LANDING Doors to bathroom and bedroom 3.

LANDING Doors to bedrooms 1 and 2. Loft access.



LANDING

BEDROOM 1 (15' x 12'5) Double glazed window to the front, coving to the ceiling, ceiling rose, radiator and built-in storage cupboard.



BEDROOM 1

BEDROOM 2 (14'8 x 9') Double glazed window to the rear, radiator and coving to the ceiling.



BEDROOM 2

5/ 12 NEWTOWN ROAD, CARLISLE

BATHROOM (6'7 x 5') Three piece suite comprising shower above panelled bath, vanity unit wash hand basin and WC. Double glazed frosted window, fully tiled walls and flooring, panelled ceiling with spotlights and heated towel rail.



BATHROOM

BEDROOM 3 (8' x 8') Double glazed window, radiator and coving to the ceiling.



BEDROOM 3

OUTSIDE Low maintenance front forecourt. Low maintenance tiered rear garden incorporating block paved patio and steps leading up to a further flagged patio with floral borders, outside tap and pedestrian access gate to the rear lane.



REAR GARDEN

6/ 12 NEWTOWN ROAD, CARLISLE



REAR GARDEN

TENURE To be confirmed by the vendor.

COUNCIL TAX To be confirmed by the vendor.

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