

Cumbrian Properties

47 Hawick Street, Caldewgate



Price Region £68,000

EPC-D

Mid-terraced property | Close to city centre
1 reception room | 2 bedrooms | 1 bathroom
Rear yard & permit parking | Realistically priced

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A realistically priced two bedroom, mid-terraced property briefly comprising of spacious lounge, fitted kitchen, ground floor bathroom and two first floor bedrooms with wooden staircase from bedroom 1 to the attic which could provide an attic conversion (subject to planning permission). Ideally suited to the first time buy or property investor as a buy to let. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC door into lounge.

LOUNGE (13'4 x 11') Picture rail, wooden flooring, electric fire with wooden mantle and marble surround, radiator, UPVC double glazed window to the front and door to inner hall.



LOUNGE

INNER HALL Staircase to the first floor and door to the kitchen.

KITCHEN (13'4 x 8'4) Fitted kitchen incorporating four ring gas hob with electric oven and grill, stainless steel sink with mixer tap, UPVC double glazed window to the rear, wood effect laminate flooring, good size understairs storage cupboard and access to the rear hall.



KITCHEN

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REAR HALL Door to bathroom and UPVC door to the rear yard.

BATHROOM (8' x 7') Three piece suite comprising panelled bath with shower above, wash hand basin and WC. Panelled ceiling, aqua-panelled splashbacks, part tiled walls, wood effect laminate flooring and UPVC double glazed frosted window to the side.



BATHROOM

FIRST FLOOR

LANDING Doors to both bedrooms.

BEDROOM 1 (12' x 11') UPVC double glazed window to the front, radiator, built-in cupboards and wooden staircase to the attic housing the boiler.



BEDROOM 1

BEDROOM 2 (13'5 x 8'9) UPVC double glazed window to the rear and radiator.



BEDROOM 2

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OUTSIDE Enclosed rear yard with gated access to the rear lane. Residents permit parking is available to the front of the property.

TENURE We are informed the tenure is Freehold

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.

