

# Cumbrian Properties

56 Gloucester Road, Currock



Price Region £90,000

EPC-D

Mid-terraced property | No onward chain  
1 reception room | 2 double bedrooms | Ground floor bathroom  
Ideal first time buy or buy to let investment

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This two double bedroom, mid-terraced property briefly comprises spacious lounge, dining kitchen and convenient ground floor bathroom. To the first floor there are two generously sized double bedrooms. Enclosed, covered rear yard laid to artificial turf. On-street parking is available to the front of the property. Ideally suited for first-time buyers or as a buy to let investment opportunity.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into the lounge.**

**LOUNGE (12'3 x 12')** UPVC double glazed window to the front, radiator, door and staircase to the first floor and door to dining kitchen.



LOUNGE

**DINING KITCHEN (19' x 12')** Fitted kitchen incorporating stainless steel sink with mixer tap, plumbing for washing machine, space for cooker with extractor hood above, tiled flooring, shelved understairs storage cupboard, UPVC double glazed window and UPVC double glazed door to the rear yard, and door to bathroom.



DINING KITCHEN

**BATHROOM (6'6 x 5')** Three piece suite comprising shower above panelled bath, wash hand basin and WC. UPVC double glazed frosted window to the rear, radiator, panelled ceiling, tiled flooring and tiled walls.

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BATHROOM

**FIRST FLOOR**

**LANDING** Doors to both bedrooms.

**BEDROOM 1 (12' x 12')** UPVC double glazed window to the front, radiator, coving to the ceiling, ceiling rose and built-in storage cupboard with loft access.



BEDROOM 1

**BEDROOM 2 (11' x 9')** UPVC double glazed window to the rear, radiator and Baxi boiler.



BEDROOM 2

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**OUTSIDE** Enclosed, covered rear yard laid to artificial turf with pedestrian gate to the rear lane. On-street parking is available to the front of the property.



REAR YARD

**TENURE** To be confirmed by the vendor.

**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.

