

Cumbrian Properties

26 Greta Avenue, Carlisle



Price Region £110,000

EPC-

Semi-detached property | Popular residential area
1 reception room | 2 bedrooms | 1 bathroom
Off street parking | Low maintenance gardens

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A well presented two bedroom semi-detached property sat on a corner plot with low maintenance private rear garden and off street parking for two vehicles. The double glazed and gas central heated accommodation comprises of entrance hall, bay fronted lounge with stove effect electric fire and opening into a spacious kitchen with separate utility area and sun room with French doors to the rear garden. To the first floor there are two double bedrooms with built in wardrobes to the Master, and a three piece family bathroom suite. Off street parking to the front of the property for two vehicles and a low maintenance rear garden with decked seating area and shed/summer house. Situated within close proximity to local amenities including shops, primary & secondary schools and the popular Chances Park. On regular bus routes to the city centre and west Cumbria. This property would make an ideal first time buy and would equally suit those looking to downsize. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

ENTRANCE HALL Staircase to the first floor, electric heater and door to lounge.

LOUNGE (16'6 max x 10'6 max) Double glazed bay window to the front of the property, radiator, electric stove effect fire, coving to ceiling and wood effect flooring. Opening into the kitchen area.



LOUNGE

KITCHEN AREA (16'10 max x 8'6 max) Fitted kitchen incorporating a 1.5 bowl sink unit with mixer tap, space for a free standing cooker and plumbing for washing machine. Radiator, wood effect flooring, understairs storage cupboard, double glazed frosted windows and opening into the utility area and sun room.



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DINING KITCHEN

SUN ROOM (10' max x 7'2 max) Two double glazed windows and double glazed French doors leading out to the rear garden, wood effect flooring, panelled ceiling and radiator.

UTILITY AREA (6'7 x 4') Wall and base units, panelled walls and ceiling, wood effect flooring and French doors leading to the rear garden.



SUN ROOM



UTILITY AREA

FIRST FLOOR LANDING Double glazed frosted window, radiator, wood effect flooring, loft access and doors to bedrooms and bathroom.



LANDING

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BEDROOM 1 (14'7 to fitted wardrobes x 10') A range of fitted wardrobes, double glazed window, radiator and wood effect flooring.



BEDROOM 1

BEDROOM 2 (10'7 x 9'8) Built in storage cupboard housing the Worcester combi boiler, double glazed window, radiator and wood effect flooring.



BEDROOM 2

BATHROOM (6'8 max x 5'6 max) Three piece suite comprising of shower over panelled bath, wash hand basin over vanity unit and WC. Panelled walls and ceiling, wood effect flooring, radiator and double glazed frosted window.



BATHROOM

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OUTSIDE To the front of the property there is off street parking for two vehicles. Low maintenance private rear garden with decked seating area, shed/summer house and an additional storage shed.



REAR GARDEN

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.

EPC TO FOLLOW