Cumbrian Properties

63 Alexander Street, Carlisle









Price Region £110,000

EPC-

Terraced property | Popular residential location 1 reception room | 2 bedrooms | GF bathroom Original features | Rear yard | No chain

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A well presented and spacious two double bedroom mid terraced property with spacious kitchen, utility and ground floor bathroom. The property is neutrally decorated throughout and comprises of vestibule, lounge with open staircase to the first floor, kitchen, separate utility, a modern bathroom and two first floor double bedrooms, each with original fireplaces. To the front of the property is residents permit parking and a low maintenance enclosed rear yard. Situated just outside the city centre close to all local amenities this property would make an ideal first time buy or buy to let investment. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into vestibule.

<u>VESTIBULE</u> Coving to ceiling and door to lounge.

<u>LOUNGE (15' max x 12' max)</u> Open staircase to the first floor, double glazed window to the front, built in storage, radiator, understairs storage cupboard and door leading to the dining kitchen.







LOUNGE

DINING KITCHEN (15' max x 12' max) Fitted kitchen incorporating an electric oven and four burner gas hob with extractor hood above, space for under counter fridge/freezer, a 1.5 bowl stainless steel sink with mixer tap and tiled splashbacks. Double glazed window, tile effect flooring, radiator and space for table and chairs. Door to utility room.

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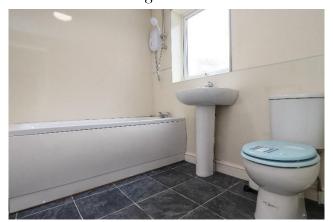




DINING KITCHEN

<u>UTILITY ROOM (9'8 x 6'7)</u> Plumbing for washing machine, space for tumble dryer, Baxi combi boiler, loft access, radiator, tile effect flooring and double glazed window. Door to bathroom and UPVC door to the rear yard.

<u>BATHROOM (7'3 x 6'7)</u> Three piece suite comprising of shower over panelled bath, wash hand basin and WC. Part boarded walls, panelled ceiling, tile effect flooring, radiator and double glazed frosted window.



BATHROOM

FIRST FLOOR LANDING Original stained glass sky lantern and doors to bedrooms.

<u>BEDROOM 1 (15' x 12')</u> Step up to door to bedroom with original cast open fireplace (decorative purposes only), radiator and double glazed window to the rear.





BEDROOM 1

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<u>BEDROOM 2 (15' x 12')</u> Step up to door to bedroom with original tiled open fireplace (decorative purposes only, radiator, built in storage (with loft access) and double glazed window to the front.





BEDROOM 2

<u>OUTSIDE</u> On street permit parking to the front. To the rear of the property is a low maintenance enclosed yard with outside water supply.





REAR YARD

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band A

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