

# 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

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)

## 2/ 63 ALEXANDER STREET, CARLISLE

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.

**VESTIBULE** Coving to ceiling and door to lounge.

**LOUNGE (15' max x 12' max)** 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.

3/ 63 ALEXANDER STREET, CARLISLE



DINING KITCHEN

**UTILITY ROOM (9'8 x 6'7)** 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.

**BATHROOM (7'3 x 6'7)** 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.

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



BEDROOM 1

4/ 63 ALEXANDER STREET, CARLISLE

**BEDROOM 2 (15' x 12')** 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

**OUTSIDE** 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

**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

reasons to sell with us...

more than

**455**

properties listed in our  
Carlisle office

more than

**390**

properties sold from  
our Carlisle office

we sold

**255**

more properties than  
our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

Celebrating over 30 years  
on your high street

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)

