

# Cumbrian Properties

34 Greystone Road, Carlisle



Price Region £85,000

EPC-D

Mid-terraced property | City centre location  
1 reception room | 2 bedrooms | Ground floor bathroom  
Ideal first time buy | No onward chain

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## 2/ 34 GREYSTONE ROAD, CARLISLE

A two bedroom, mid-terraced property situated in the city centre with low maintenance front forecourt and enclosed rear yard. Ideally suited to first time buyers or buy to let investors the double glazed and gas central heated accommodation briefly comprises lounge with electric fire, kitchen with built-in storage and a modern ground floor bathroom. To the first floor there is a master double bedroom with fitted storage and a single bedroom/office. Located within easy walking distance of the city centre, with local shops and park walks on your doorstep and good access to junction 43 of the M6 motorway. The property would make a fantastic buy to let investment having been successfully rented for several years and is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

**Front door into lounge.**

**LOUNGE (12'9 max x 11'8)** Coal effect electric fire, double glazed window to the front, radiator, cupboard housing the meters, door and staircase to the first floor, and door to kitchen.



LOUNGE

**KITCHEN (13' max x 8'9 max)** Fitted kitchen incorporating space for a freestanding cooker, plumbing for washing machine, space for under counter appliances, stainless steel sink unit, understairs storage cupboard, Worcester combi boiler, radiator, double glazed window and door to rear hall.



KITCHEN



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**REAR HALL** Built-in storage cupboard, wood effect flooring, door to bathroom and UPVC door to the rear yard.

**BATHROOM (8' max x 4'7)** Three piece suite comprising panelled bath, vanity unit wash hand basin and WC. Part boarded walls, panelled ceiling, frosted glazed window, radiator and wood effect flooring.



BATHROOM

## **FIRST FLOOR**

**LANDING** Doors and step up to both bedrooms.

**BEDROOM 1 (13' max x 11'8 max)** Built-in storage cupboard with access to the loft, double glazed window to the front and radiator.



BEDROOM 1

**BEDROOM 2 (12'7 x 5'6)** Double glazed window to the rear and radiator.



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**OUTSIDE** Gravelled front forecourt and enclosed rear yard with pedestrian access gate to the rear lane.



REAR YARD

**TENURE** We are informed the tenure is Freehold.

**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.

