

Cumbrian Properties

1 Raven Street, Carlisle



Price Region £89,950

EPC-

End-terraced property | No onward chain
2 reception rooms | 2 double bedrooms | 1 bathroom
Ideal first time buy or buy to let investment

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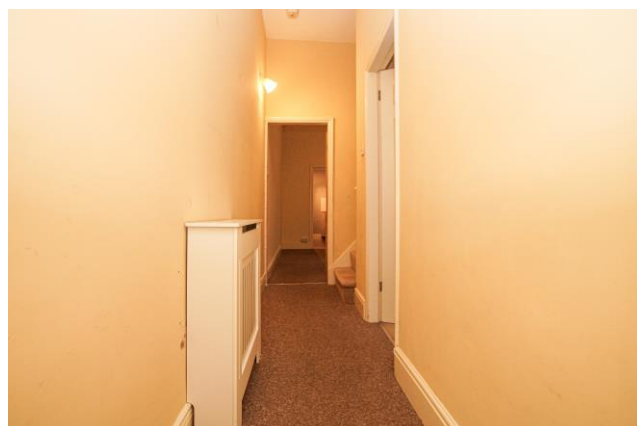
2/ 1 RAVEN STREET, OFF GREYSTONE ROAD, CARLISLE

This extended end-terraced property offers a well-designed layout with two double bedrooms, two reception rooms, and a range of amenities nearby. The interior includes a vestibule, entrance hall, lounge, dining room, fitted kitchen, and bathroom. The first floor features two spacious double bedrooms. The accommodation benefits from double glazing and gas central heating. Outside, there's an enclosed south-facing rear yard with garden shed, and on-street parking is available at the front. Conveniently located near schools, college, and local amenities, this property is ideal for both first-time buyers and those considering a buy-to-let investment.

The accommodation with approximate measurements briefly comprises:

Front door into vestibule with access into the entrance hall.

ENTRANCE HALL Radiator, staircase to the first floor, doors to lounge and dining room.



ENTRANCE HALL

LOUNGE (10'9 x 10') UPVC double glazed window to the front and radiator.



LOUNGE

DINING ROOM (14'3 x 12') UPVC double glazed window to the rear, radiator, shelved understairs storage cupboard and door to kitchen.

3/ 1 RAVEN STREET, OFF GREYSTONE ROAD, CARLISLE



DINING ROOM

KITCHEN (9' x 6') Fitted kitchen incorporating a stainless steel sink unit, four ring electric hob with extractor hood above and electric oven below, plumbing for washing machine, tile effect vinyl flooring, UPVC double glazed window to the rear and door to inner hall.



KITCHEN

INNER HALL Tile effect vinyl flooring, door to bathroom and UPVC double glazed frosted window to the rear yard.

BATHROOM (8' x 6'4) Three piece suite comprising electric shower above panelled bath, pedestal wash hand basin and low level WC. Tile effect vinyl flooring, radiator, part tiled walls, central heating boiler and UPVC double glazed frosted window to the rear.



BATHROOM

4/ 1 RAVEN STREET, OFF GREYSTONE ROAD, CARLISLE

FIRST FLOOR

LANDING Doors to both bedrooms.

BEDROOM 1 (13'4 x 11'7) UPVC double glazed window to the front, radiator and built-in shelved storage cupboard with loft access.



BEDROOM 1

BEDROOM 2 (14'3 x 12') UPVC double glazed window to the rear and radiator.



BEDROOM 2

OUTSIDE Enclosed, south facing, rear yard laid to flag stones with floral borders, shed and pedestrian access gate to the rear lane. On-street parking is available to the front of the property.



5/ 1 RAVEN STREET, OFF GREYSTONE ROAD, CARLISLE

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.

EPC GRAPH TO
FOLLOW