

Cumbrian Properties

13 St James Avenue, Denton Holme



Price Region £200,000

EPC-

Semi-detached | Investment opportunity
2 reception rooms | 3 bedrooms | Project property
Generous gardens | Garage and drive

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2/ 13 ST JAMES AVENUE, DENTON HOLME, CARLISLE

This three bedroom, two reception room semi-detached property is situated in a popular cul-de-sac location to the west of the city. The property has had a new roof and new UPVC double glazed windows within the last 10 years and a recently fitted gas combi boiler, however it is in need of some cosmetic modernisation. The fantastic rear garden offers massive potential to extend while still retaining plenty of garden space. A driveway provides ample parking and there is also a detached brick built garage. Internally the accommodation comprises of entrance hall, bay fronted lounge, sitting room with patio doors to the rear garden and kitchen. To the first floor there are two double bedrooms, a single bedroom and bathroom. Lawned garden to the front and driveway leading to the garage. Generous rear lawned garden and an area laid to stone chippings creating a blank canvass for the purchasers to create their own outdoor space. Brick built garage, garden shed and brick built outhouse housing the combi boiler. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

ENTRANCE HALL Staircase to the first floor, stained glass window, radiator, coving to ceiling, understairs storage cupboard and doors to lounge and kitchen.

LOUNGE (13'7 max x 10'5 max) Gas fire, double glazed bay window to the front, radiator and coving to ceiling.

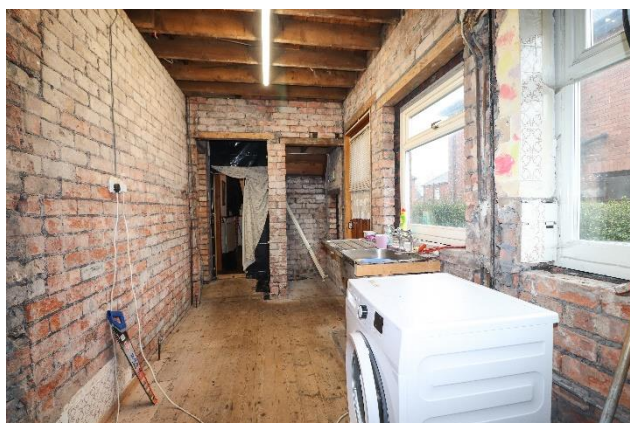
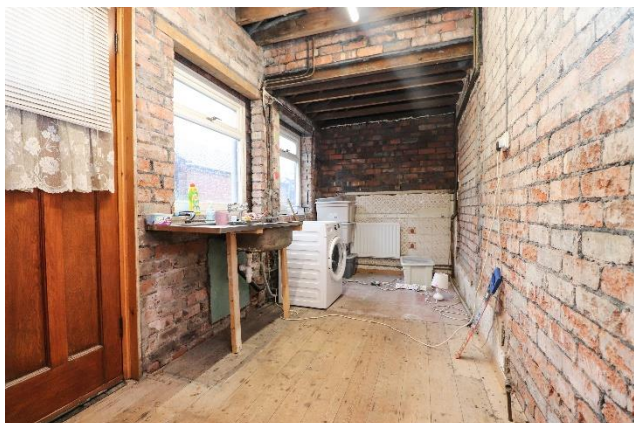


ENTRANCE HALL



LOUNGE

KITCHEN (14' x 6') Two double glazed windows to the side, radiator, gas and electricity supply, plumbing for washing machine, door leading to the side of the property and understairs storage with frosted glazed window.



KITCHEN

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SITTING ROOM (11'7 max x 10'6 max) Gas fire and double glazed patio doors to the rear garden.



SITTING ROOM

FIRST FLOOR LANDING Stained glass window, wood flooring, loft access and doors to bedrooms and bathroom.



LANDING

BEDROOM 1 (13'7 into bay window x 9'10 max) Double glazed bay window to the front, wood flooring and radiator.



BEDROOM 1

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BEDROOM 2 (11'6 x 9'9 max) Double glazed window to the rear, radiator and wood flooring.



BEDROOM 2

BEDROOM 3 (6'9 x 6'9) Double glazed window to the front, wood flooring and radiator.

BATHROOM (7'10 x 6'9) Three piece suite comprising of shower over panelled bath, WC and wash hand basin. Built in storage cupboard, radiator and frosted glazed window.



BEDROOM 3



BATHROOM

OUTSIDE To the front of the property is a lawned garden and driveway proving ample parking. Generous rear lawned garden providing potential to extend, subject to planning permission, with brick built garage and outhouse housing the recently fitted combi boiler.



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REAR GARDEN

TENURE We are informed the tenure is Freehold

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

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

