

Cumbrian Properties

15 Albert Street, Longtown



Price Region £140,000

EPC-D

Mid-terraced property | Cosy multi fuel stove
2 reception rooms | 3 bedrooms | Shower room
Lawned rear garden with timber sheds | Ideal FTB or BTL

01228 599940

2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 15 ALBERT STREET, LONGTOWN

This well-presented, three bedroom, mid-terraced property has UPVC double glazing and oil central heating. The accommodation briefly comprises sitting room and a spacious lounge/dining kitchen with cosy multi-fuel stove and breakfast bar style centre island. To the first floor are two double bedrooms with fitted storage to the master, single bedroom and three piece shower room. Externally, the property has a substantial rear garden featuring a block paved patio, lawn, and timber sheds providing additional storage. An ideal purchase for a first-time buyer or a buy to let investor.

The UPVC double glazed and oil central heated accommodation with approximate measurements briefly comprises:

Front door into sitting room.

SITTING ROOM (16' x 11') Wood effect laminate flooring, UPVC double glazed window to the front, radiator, coving and door to the dining kitchen.



SITTING ROOM

LOUNGE/DINING KITCHEN (26' x 13'5) Multi fuel stove, two radiators, UPVC double glazed windows to the side and rear, and UPVC double glazed frosted door to the rear garden.

KITCHEN AREA Fitted kitchen incorporating sink unit with mixer tap, eye-level oven and grill, eye-level microwave, four ring hob, plumbing for washing machine and dishwasher, breakfast bar style centre island with cupboards and drawers, wood effect laminate flooring and staircase to the first floor.



DINING KITCHEN

3/ 15 ALBERT STREET, LONGTOWN

FIRST FLOOR

LANDING Radiator, doors to bedrooms and shower room.

BEDROOM 1 (16' x 11') UPVC double glazed window to the front, two radiators, fitted wardrobes and storage, loft access and cupboard housing the hot water tank.



BEDROOM 1

BEDROOM 2 (12' x 8') UPVC double glazed window to the rear and two radiators.



BEDROOM 2

BEDROOM 3 (10' x 7'5) UPVC double glazed window to the side and radiator.



BEDROOM 3

4/ 15 ALBERT STREET, LONGTOWN

SHOWER ROOM (9' x 7') Three piece suite comprising WC, wash hand basin and walk-in shower. Heated towel rail, UPVC double glazed frosted window to the side, tile effect vinyl flooring and panelled ceiling.



SHOWER ROOM

OUTSIDE Low maintenance rear garden comprising block paved patio, lawn, external tap and three timber sheds – one with power.



REAR OF THE PROPERTY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		87
C (69-80)		
D (55-68)	62	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

TENURE We are informed the tenure is Leasehold. £10 per annum. 90 years remaining.

COUNCIL TAX We are informed the property is 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.