

Cumbrian Properties

13 Thirlmere Street, Currock



Price Region £130,000

EPC-E

Mid-terrace property | Popular residential location
2 receptions | 2 double bedrooms | 1 bathroom
Ideal FTB/BTL opportunity | Rear garden and outhouse

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2/ 13 THIRLMERE STREET, CURROCK, CARLISLE

This immaculately presented two double bedroom mid-terrace property is gas central heated and double glazed throughout. The property briefly comprises entrance vestibule, entrance hall, sitting room and lounge with wood burning stove, which could also be utilised as a dining room, leading through to the kitchen. To the first floor are two double bedrooms, with a built-in storage cupboard to the master, and a three-piece family bathroom. Externally, to the rear of the property is a gated and walled low-maintenance garden with an elevated decked area, external water tap, and an outhouse providing additional storage. The property is situated in a popular residential location with many amenities within walking distance, including shops, schools, hairdressers, barbers, pharmacy, gyms, and public transport links.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the vestibule.

VESTIBULE (4'5 x 3') Wood effect laminate flooring, coving to the ceiling and door to the entrance hall.

ENTRANCE HALL (11' x 3') Wood effect laminate flooring, radiator, coving to the ceiling, staircase to the first floor and doors to sitting room and lounge.

SITTING ROOM (12' x 10'5) Wood effect laminate flooring, double glazed UPVC window to the front, original fireplace, coving to the ceiling and radiator.



SITTING ROOM

LOUNGE (14' x 13') Double glazed UPVC window to the rear, wood burning stove, radiator, wood effect laminate flooring and door to the kitchen.



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KITCHEN (14' x 5'5) Fitted kitchen incorporating sink with mixer tap, electric oven and grill with four burner electric hob, tiled splashback and extractor hood above, plumbing for washing machine. Double glazed UPVC window to the rear, frosted double glazed UPVC door to the side leading to the rear garden, wood effect vinyl flooring and radiator.



KITCHEN

FIRST FLOOR

SPLIT LEVEL LANDING Access to the loft via pull down ladders and doors to both bedrooms and family bathroom.

LOFT Access via pull down ladders, fully boarded and Velux window to the rear.

MASTER BEDROOM (13'7 x 12') Double glazed UPVC window to the front, radiator, original fireplace, dado rail and picture rail.



MASTER BEDROOM

BEDROOM 2 (14' x 7'5) Double glazed UPVC window to the rear, radiator and built-in storage cupboard housing the gas boiler.



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FAMILY BATHROOM (11' x 5') Three piece suite comprising WC, sink with mixer tap, tiled splashback and shower over panelled bath. Heated towel rail, frosted double glazed UPVC window to the rear, tile effect vinyl flooring.



FAMILY BATHROOM

OUTSIDE To the rear of the property is a walled and gated low maintenance garden comprising elevated decking area, external water tap and outhouse.

OUTHOUSE (6' x 6')



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.

