

Cumbrian Properties

49 Sybil Street, Carlisle



Price Region £100,000

EPC-E

Mid terraced property | Popular residential area
1 reception room | 3 bedrooms | GF bathroom
Enclosed rear yard | Ideal first time buy or buy to let

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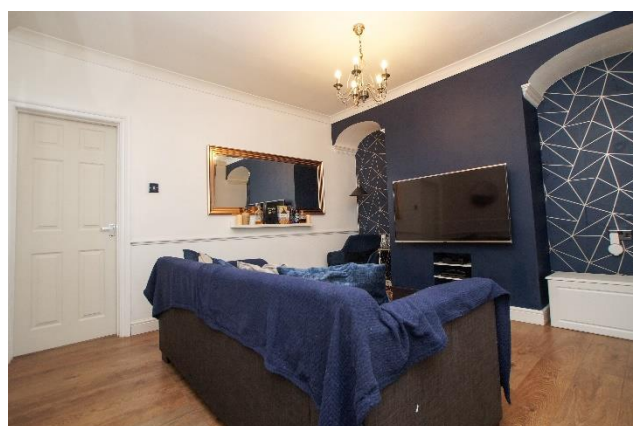
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This three bedroom gas central heated and double glazed mid terraced property briefly comprises of lounge, fitted dining kitchen, rear vestibule and shower room. To the first floor there are three bedrooms, two of which are doubles. Wall enclosed front forecourt laid to shillies. Enclosed rear yard with decked area and secure metal storage shed. The property is situated within walking distance of the city centre, close to many local amenities and sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into lounge.

LOUNGE (13'2 x 12') Wood effect laminate flooring, double glazed window to the front, dado rail, coving to ceiling, radiator and door to inner hall.



LOUNGE

INNER HALL Staircase to the first floor and leads into the dining kitchen.

DINING KITCHEN (13' x 9'10) Fitted kitchen incorporating ceramic sink with drainer and mixer tap, tiled splashbacks, plumbing for washing machine, free standing gas cooker and space for fridge/freezer. Understairs storage cupboard, tiled flooring, radiator, houses the Baxi boiler, double glazed window to the rear and door to rear vestibule.

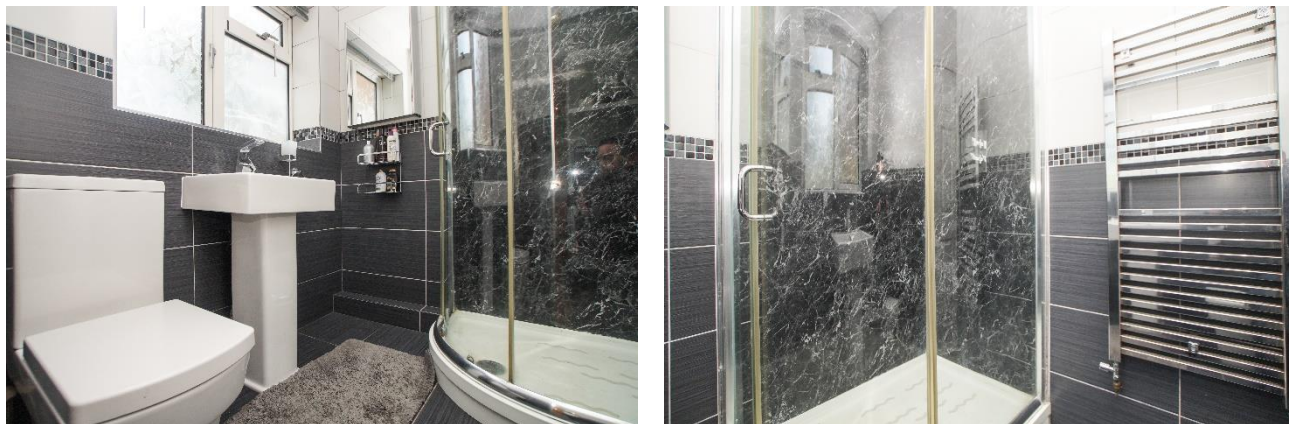


DINING KITCHEN

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REAR VESTIBULE Tiled flooring, door to shower room and UPVC double glazed door to the rear yard.

SHOWER ROOM (6'4 x 6') Three piece suite comprising WC, wash hand basin and walk-in shower unit. Tiled flooring, heated towel rail, tiled splashbacks, panelled ceiling and double glazed frosted window to the rear.



SHOWER ROOM

FIRST FLOOR LANDING Radiator and doors to bedrooms.

BEDROOM 1 (12' x 10') Wood effect laminate flooring, radiator, picture rail, coving to ceiling and double glazed window to the front.



BEDROOM 1

BEDROOM 2 (13' x 8'6) Coving to ceiling, radiator, built in wardrobe, built in storage cupboards and double glazed window to the rear.



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BEDROOM 3 (9' x 7'10) Coving to ceiling, radiator, wood effect laminate flooring and double glazed window to the front.



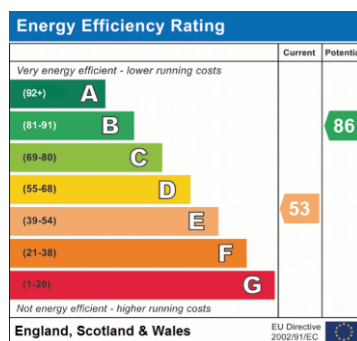
BEDROOM 3

OUTSIDE Low maintenance front forecourt laid to shillies. To the rear of the property is an enclosed walled yard with outside water tap, raised wooden decked area and secure metal storage container. A pedestrian gate gives access to the rear lane.

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in 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.



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