

Cumbrian Properties

39 Lonsdale Street, Carlisle



Price Region £175,000

EPC-

Commercial property | Grade II listed
3 receptions | 3 first floor rooms | Kitchen area & cloakroom
Walled low maintenance yard & cellar | City centre location

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

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

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Equally suitable as a residential property (subject to the relevant planning permission) a generously proportioned, Grade II listed, mid-terraced property that has previously been utilised as a commercial offices in a great location only a few minutes walk from the city centre. The accommodation briefly comprises entrance hall, three good size ground floor rooms and kitchen area, three first floor rooms and cloakroom. Walled rear yard with gated access onto Spencer Street.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the entrance hall.

ENTRANCE HALL (14'5 x 7') Dado rail, coving to the ceiling, staircase to the first floor and doors to reception rooms and door to the cellar.



ENTRANCE HALL

RECEPTION ROOM 1 (18' x 13') Timber framed single glazed sash bay window to the front, electric radiator, dado rail, picture rail, coving to the ceiling and ceiling rose.



RECEPTION ROOM 1

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RECEPTION ROOM 2 (15' x 13') Timber framed single glazed sash window to the front, wood effect laminate flooring, electric radiator, picture rail, coving to the ceiling and internal French doors to reception room 3.



RECEPTION ROOM 2

RECEPTION ROOM 3 (13'5 x 7'5) Wood effect laminate flooring, electric radiator, fitted storage cupboards, drawers and shelving.



RECEPTION ROOM 3

KITCHEN (9' x 7'5) Timber framed single glazed window to the rear, sink with drainer and mixer tap, fitted cupboards, drawers and worktops, tiled splashback, wood effect laminate flooring and door to the rear yard.



KITCHEN

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CELLAR (21' x 18') Power and lighting.

FIRST FLOOR

LANDING Timber framed single glazed sash window to the rear, picture rail, coving to the ceiling and doors to the cloakroom and two further rooms.



FIRST FLOOR LANDING

CLOAKROOM (7'5 x 3') Two piece suite comprising wash hand basin and WC. Tiled splashback, timber framed single glazed sash window to the front.

ROOM 1 (15' x 13') Timber framed single glazed sash window to the front, coving to the ceiling, fitted cupboards and electric radiator.



ROOM 1



ROOM 2 (14'5 x 11'5) Timber framed single glazed sash window to the front, fitted cupboards and electric radiator.



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ROOM 3 (9' x 9') Timber framed single glazed sash window to the rear, wood effect laminate flooring, electric radiator and coving to the ceiling.



ROOM 3

OUTSIDE To the rear of the property is a walled low maintenance yard with gated access to the side leading on to Spencer Street.

TENURE We are informed the tenure is Freehold.

COUNCIL TAX To be confirmed by the vendor.

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