

Cumbrian Properties

49 Cumwhinton Road, Harraby



Price Region £75,000

EPC-

Semi-detached house | Renovation project
1 reception room | 2 double bedrooms | 1 bathroom
Front & rear gardens | No onward chain

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In need of renovation, this two double bedroom, semi-detached property is located in a popular residential area to the east of the city. With generous gardens to the front and rear the accommodation briefly comprises entrance hall, 18' dining lounge, kitchen with access to the side lane where there are two outhouses – one with power and plumbing for a washing machine. To the first floor there are two double bedrooms, both with fitted storage and one housing the combi boiler, and a three piece bathroom. Externally there are gardens to the front, side and rear which are in need of maintenance. Situated within easy walking distance of local shops and schools with good access to the city centre and junction 42 of the M6 motorway. The property offers a fantastic investment opportunity and is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance hall.

ENTRANCE HALL Doors to dining lounge and kitchen, double glazed window and staircase to the first floor.



ENTRANCE HALL



DINING LOUNGE

DINING LOUNGE (18'7 x 11'3 max) Double glazed windows to the front and rear, radiator and chimney breast which could be opened up for a log burner or open fire and currently has a gas supply.

KITCHEN (11'6 x 7') Wall and base units, space for freestanding cooker, understairs storage, radiator, double glazed window, sink unit with mixer tap and UPVC door to the side lane.



KITCHEN

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SIDE LANE Doors to the front and rear and two outhouses – one with plumbing for washing machine and power supply.

FIRST FLOOR LANDING Doors to bedrooms and bathroom, loft access, double glazed window and radiator.

BEDROOM 1 (15' x 9') Double glazed window to front, radiator and built-in cupboard.



BEDROOM 1

BEDROOM 2 (12' max x 9'4 max) Double glazed window to the rear, radiator and two built-in storage cupboards – one housing the Worcester combi boiler.



BEDROOM 2

BATHROOM (6'4 x 5'6) Three piece suite comprising panelled bath, wash hand basin and WC. Part panelled walls, frosted glazed window and radiator.



BATHROOM

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OUTSIDE Front, side and rear gardens, in need of maintenance.



FRONT OF THE PROPERTY



REAR GARDEN

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.

EPC GRAPH TO FOLLOW