

# Cumbrian Properties

## 25 Derwent Street, Carlisle



**Price Region £120,000**

**EPC-**

Terrace house | Convenient location  
1 reception room | 2 double bedrooms | First floor bathroom  
Spacious kitchen | Pleasant rear garden

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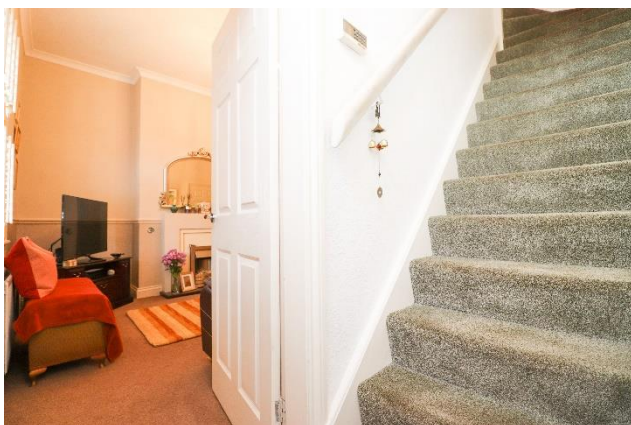
## 2/ 25 DERWENT STREET, OFF WIGTON ROAD, CARLISLE

This well presented, spacious two double bedroom terrace property, has a welcoming feel throughout and is located on a quiet no-through road and close to amenities. Off the entrance hall is the lounge, with high ceilings, window shutters, electric fire with potential to install a log burner. There is a spacious dining kitchen with solid wood fitted kitchen units, built in understairs storage and access to the rear garden. On the first floor, there is a stylish four piece, fully tiled bathroom and two double bedrooms; with the master having a walk-in-wardrobe and window with shutters. To the front of the property, there is residents parking, and the rear of the property has a generous walled garden, providing enough space for al-fresco dining and plenty of outside storage. Derwent street is off Wigton Road, to the west of Carlisle and is in walking distance of local shops, post office, schools and bus stops. Just a fifteen minute walk into the city centre and with good access to the Western Bypass and Cumberland Infirmary.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC front door into the entrance hall

**ENTRANCE HALL** Wood effect flooring, staircase to the first floor and door to the lounge.



ENTRANCE HALL

**LOUNGE (13'3 x 13' max)** Pebble effect electric fire, radiator and coving to the ceiling. Double glazed window with shutters to the front and door to the dining kitchen.



LOUNGE

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**DINING KITCHEN (17' max x 11'6 max)** Fitted kitchen incorporating electric oven & grill, 4 burner hob with extractor hood above, 1.5 bowl stainless steel sink unit with mixer tap, plumbing and space for fridge freezer. Tiled splashbacks, undercounter lighting, Worcester combi-boiler, panelled ceiling, radiator, wood effect flooring, built-in understairs storage cupboard, door to the rear garden.



DINING KITCHEN

## **FIRST FLOOR**

**LANDING** Doors to bedrooms, bathroom and access to the loft.

**BEDROOM 1 (13'5 max x 10' max)** Walk in wardrobe with lighting, double glazed window with shutters to the front, radiator and coving to the ceiling.



BEDROOM 1



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**BEDROOM 2 (11'4 max x 9' max)** Double glazed window to the rear, radiator, wooden flooring and coving to the ceiling.



BEDROOM 2

**BATHROOM (8'x 7'5)** Four piece suite comprising corner shower cubicle, panelled bath, vanity unit wash hand basin and W/C. Fully tiled walls, panelled ceiling with spotlights, frosted glazed window, heated towel rail and wood effect flooring.



BATHROOM

**OUTSIDE** Residents parking to the front. Generous walled rear garden, brick outhouse, garden shed, external water supply, gate providing pedestrian access to the rear lane.



REAR GARDEN

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**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