

Cumbrian Properties

1 East Dale Street, Denton Holme



Price Region £100,000

EPC-D

End-terraced property | Recently renovated
1 reception room | 2 double bedrooms | First floor bathroom
Shared rear yard | No onward chain

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2/ 1 EAST DALE STREET, DENTON HOLME, CARLISLE

A two double bedroom, end-terraced property situated in the popular residential area of Denton Holme. The double glazed and gas central heated property has been renovated and rewired, has a recently fitted Worcester gas boiler and electric consumer box. The accommodation briefly comprises lounge, utility porch and dining kitchen with centre island and open staircase to the first floor where there are two double bedrooms, with fitted storage to the master bedroom, and three piece bathroom. To the rear of the property is a secure shared rear yard with gated access onto Denton Street. Ideally suited to the first time buyer or buy to let investment market.

Denton Holme benefits from an abundance of amenities including schools, shops and pharmacy and is within walking distance to the city centre.

The accommodation with approximate measurements briefly comprises:

UPVC front door into the lounge.

LOUNGE (17' x 11') UPVC double glazed window to the front, radiator and doors to the utility porch and dining kitchen.



LOUNGE

UTILITY PORCH Newly fitted Worcester gas boiler, wood effect vinyl flooring, UPVC double glazed window to the rear and UPVC double glazed door to the shared rear yard.

DINING KITCHEN (17' x 11') Fitted kitchen incorporating sink unit with mixer tap, electric cooker with four ring hob and extractor hood above, centre island, radiator, wood effect laminate flooring, UPVC double glazed window to the side and open staircase to the first floor.



DINING KITCHEN

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DINING KITCHEN

FIRST FLOOR

LANDING Doors to bedrooms and bathroom.

BEDROOM 1 (14'6 x 10'9) UPVC double glazed window to the front, radiator and shelved storage cupboard.



BEDROOM 1

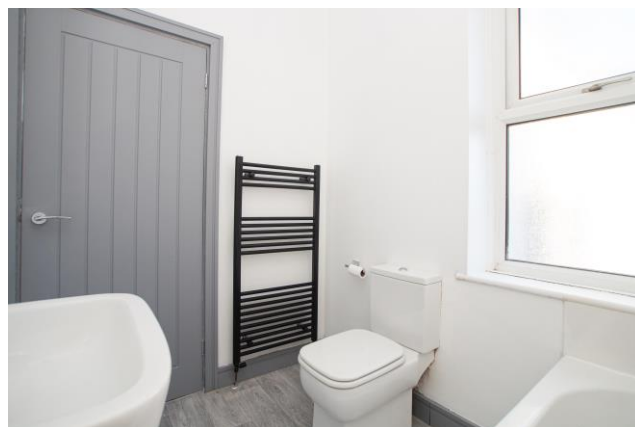
BEDROOM 2 (11'7 x 10'9) UPVC double glazed window to the front and radiator.



BEDROOM 2

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BATHROOM Three piece suite comprising electric shower above panelled bath, WC and wash hand basin. Heated towel rail, UPVC double glazed frosted window to the rear and wood effect vinyl flooring.



BATHROOM

OUTSIDE Shared rear yard with gated access onto Denton Street.

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.

