

Cumbrian Properties

27 Freer Street, Denton Holme



Price Region £170,000

EPC-C

Terraced property | Recently fitted kitchen
2 reception rooms | 3 bedrooms | Shower room
Attic room | Forecourt & generous rear yard

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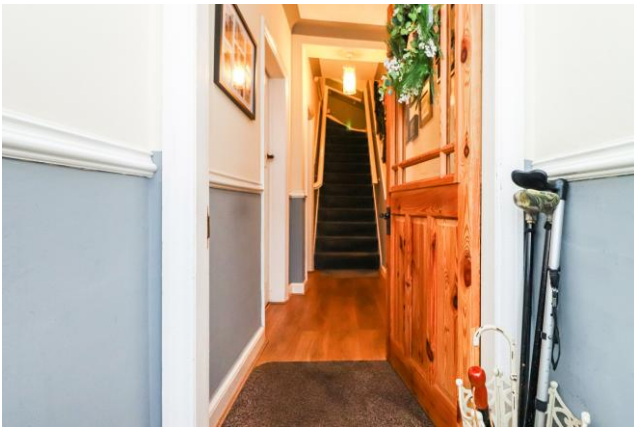
This beautifully presented, three bedroom, two reception room, mid-terraced property has been well-maintained and lovingly cared for inside and out. With a recently fitted kitchen, windows and combi boiler the property is ready to move into and briefly comprises vestibule leading to the entrance hall, lounge with cosy log burning stove, spacious dining room with a second log burner in a stunning tiled fireplace, and a recently fitted light and airy kitchen with built-in understairs storage and access to the rear yard. To the first floor there are two double bedrooms, single bedroom/office and a modern three piece shower room. To the second floor is a fully boarded attic room with Velux windows. Low maintenance gravelled front forecourt and a generous rear yard with outside storage. Situated in a popular location less than a five minute walk to local shops and schools, with riverside and park walks close by and just a ten minute walk into the city centre the property provides a spacious family home.

The accommodation with approximate measurements briefly comprises:

Composite front door into the vestibule.

VESTIBULE Tiled flooring, coving to the ceiling and glazed door to the entrance hall.

ENTRANCE HALL Doors to lounge and dining room, staircase to the first floor, radiator, coving to the ceiling and wood effect flooring.



ENTRANCE HALL

LOUNGE (13' x 12' max) Multi fuel stove in a tiled fireplace, double glazed window to the front, radiator, coving and ceiling rose, and wood effect flooring.



LOUNGE

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DINING ROOM (13'4 max x 13') Tiled fireplace housing a multi fuel stove, double glazed window to the rear, coving and ceiling rose, tiled flooring and door to kitchen.



DINING ROOM

KITCHEN (16'9 x 6'6) A recently fitted kitchen incorporating an electric oven, grill and four ring hob with extractor hood above, space for fridge freezer, plumbing for washing machine, space for tumble dryer, porcelain sink unit with mixer tap, wood effect worksurfaces, tiled flooring, two double glazed windows, understairs storage cupboard housing the fuse box and meters, radiator and UPVC door to the rear yard.



KITCHEN

FIRST FLOOR

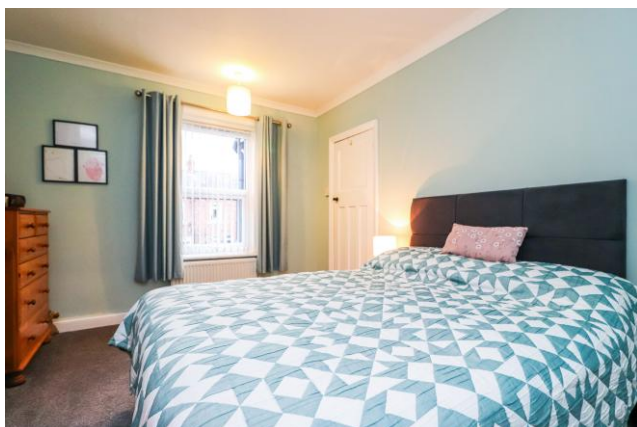
LANDING Doors to bedrooms and shower room, staircase to the second floor, coving to the ceiling and radiator.



LANDING

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BEDROOM 1 (12' x 10' max) Original decorative cast iron fireplace, double glazed window to the front, radiator and coving to the ceiling.



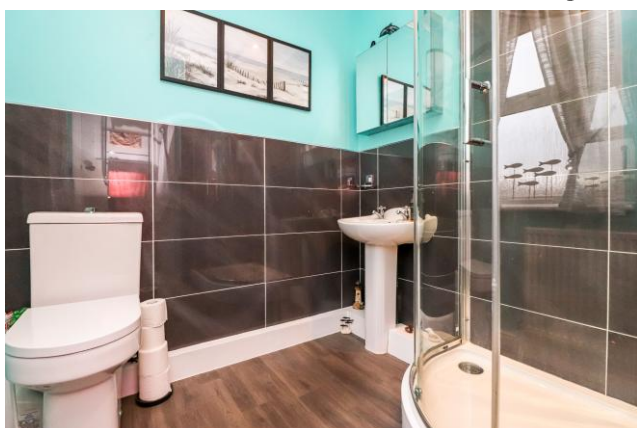
BEDROOM 1

BEDROOM 2 (13' x 10' max) Original decorative cast iron fireplace, double glazed window to the rear, radiator and coving to the ceiling.



BEDROOM 2

SHOWER ROOM (6'7 x 6'7) Three piece suite comprising corner shower cubicle, wash hand basin and WC. Part tiled walls, panelled ceiling with spotlights, frosted glazed window, radiator and wood effect flooring.



SHOWER ROOM



BEDROOM 3

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BEDROOM 3 (8'6 x 7') Double glazed window to the front, radiator and coving to the ceiling.

SECOND FLOOR

ATTIC ROOM (16'8 x 15' max) Boarded attic room with two double glazed Velux windows and beamed ceiling.



ATTIC ROOM

OUTSIDE Low maintenance gravelled front garden with tiled pathway. Generous paved rear yard with outside storage and outside water supply.



REAR YARD



REAR OF THE PROPERTY

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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.

