

Cumbrian Properties

198 Orton Road, Carlisle



Price Region £95,000

EPC-C

Mid-terraced property | No onward chain
1 reception room | 3 bedrooms | Ground floor bathroom
Driveway parking | Generous rear garden

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2/ 198 ORTON ROAD, CARLISLE

This three double bedroom, mid-terraced property benefits from a ground floor bathroom, off-street parking and a generous rear garden and would make an ideal first time buy or buy to let investment. The accommodation is double glazed and gas central heated and briefly comprises entrance hall, open plan lounge/dining kitchen with French doors leading to the rear garden and a spacious four piece ground floor bathroom with built-in storage. To the first floor there are three double bedrooms, two with fitted storage. To the front of the property there is a gravelled driveway providing off-street parking and to the rear is a generous lawned garden with patio seating area. The property is in need of some modernisation as reflected in the price. Situated within easy walking distance of local shops and schools, on regular bus routes to the city centre and with good access links to the western bypass. No onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance hall.

ENTRANCE HALL Staircase to the first floor, radiator and wood effect flooring. Doors to dining lounge/kitchen and bathroom.

LOUNGE/DINING KITCHEN (33' max x 16' max)

DINING KITCHEN AREA (17' x 11') Fitted kitchen incorporating an electric oven and four ring gas hob with extractor hood above, plumbing for washing machine, one and a half bowl sink unit with mixer tap, Vaillant combi boiler, tiled splashbacks, radiator, wood effect flooring and French doors to the rear garden.



DINING KITCHEN AREA

LOUNGE AREA (16' x 13') Double glazed window to the front, radiator, two built-in storage cupboards and wood effect flooring.



3/ 198 ORTON ROAD, CARLISLE

BATHROOM (14' x 7'5) Four piece suite comprising walk-in shower cubicle, panelled bath, wash hand basin and WC. Part boarded walls, heated towel rail, frosted glazed window and built-in storage cupboard.



BATHROOM

FIRST FLOOR

LANDING Doors to bedrooms.

BEDROOM 1 (14' max x 13'4 max) Double glazed window to the front, radiator and built-in storage cupboard.



BEDROOM 1

BEDROOM 2 (10'6 x 9'9) Double glazed window to the front, radiator and built-in storage cupboard.



4/ 198 ORTON ROAD, CARLISLE

BEDROOM 3 (13'3 x 6'9) Double glazed window to the rear and radiator.



BEDROOM 3

OUTSIDE Gravelled driveway to the front of the property providing off-street parking. To the rear of the property is a generous garden incorporating lawn, patio seating area and outside tap.



REAR GARDEN



REAR OF THE PROPERTY

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.

