

# Cumbrian Properties

## 69 Raffles Avenue, Carlisle



**Price Region £115,000**

**EPC-B**

Semi-detached | Popular residential area  
1 reception | 2 dbl bedrooms | FF bathroom  
Generous gardens | Off street parking

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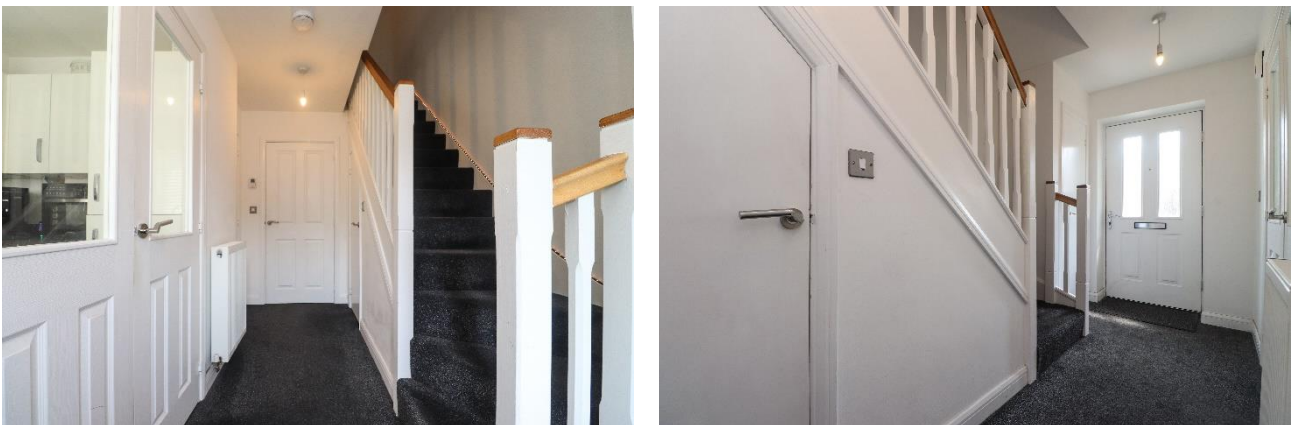
## 2/ 69 RAFFLES AVENUE, CARLISLE

A well presented two double bedroom semi-detached property with generous gardens and off street parking situated in a popular location to the west of the city. To the ground floor, the entrance hall has plenty of storage along with a practical ground floor cloakroom, a modern kitchen with integrated appliances and a cosy lounge with feature 3D tiled wall and French doors leading out to the generous garden. To the first floor there are two double bedrooms both with fitted storage and a stylish three piece bathroom. To the front of the property there is a tarmacadam driveway providing off street parking and secure generous rear garden which catches the sun all afternoon and evening. Located within easy walking distance of local shops and schools and the Cumberland Infirmary, the property would make an ideal first time buy, downsize or buy to let investment.

The accommodation with approximate measurements briefly comprises:

Entry via composite door into entrance hall.

**ENTRANCE HALL** Glazed doors leading to the kitchen, doors to lounge and cloakroom, staircase to the first floor and two built in storage cupboards.



ENTRANCE HALL

**KITCHEN (9' max x 5'9)** Fitted kitchen incorporating an integrated fridge and freezer, electric oven and four burner gas hob with extractor hood above. Plumbing for washing machine, a 1.5 bowl stainless steel sink with mixer tap, cupboard housing the combi boiler, double glazed window to the front, ceiling spotlights, under counter lighting and tiled flooring.



KITCHEN

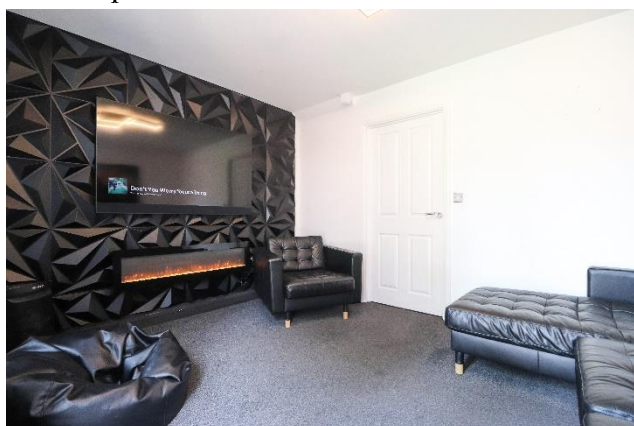
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**CLOAKROOM** Wash hand basin, WC, tiled splashbacks, tiled flooring, radiator and ceiling spotlights.



CLOAKROOM

**LOUNGE (12'9 x 10')** Feature 3D tiled wall with contemporary flame effect electric fire. Double glazed window to the rear, radiator and double glazed French doors leading out to the rear patio.



LOUNGE

**FIRST FLOOR LANDING** Doors to bedrooms and bathroom.

**BEDROOM 1 (12'9 x 8')** Built in storage cupboard, radiator and two double glazed windows to the front.



BEDROOM 1



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**BEDROOM 2 (12'8 x 7')** Built in wardrobes, radiator and double glazed window to the rear.



BEDROOM 2

**BATHROOM (6' x 6')** Three piece suite comprising of shower over panelled bath, wash hand basin and WC with concealed cistern. Part tiled walls, ceiling spotlights, heated towel rail, tile effect flooring and double glazed frosted window.



BATHROOM

**OUTSIDE** To the front of the property there is a tarmacadam driveway providing off street parking along with outside electrical sockets and water supply. A gate provides pedestrian access to the rear of the property where there is a generous lawned garden and pleasant patio seating area.



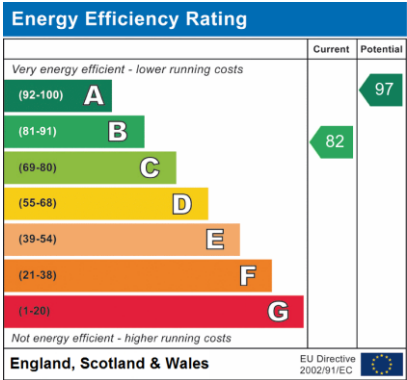
REAR GARDEN

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**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in tax band B

**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.



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