



Church Close, Rydal Street, Carlisle, CA1 2BH

Good sized and well presented first floor flat | 2 Bedrooms, ensuite and bathroom | Living room/dining room, kitchen | Central heating and double glazing

Suite investor or first time buyer | Allocated parking space, Inspection recommended

A superb investment opportunity. This good sized and well presented first floor apartment with ensuite, would be ideal for those looking to expand their portfolio or perfect first time buy. The property has the benefit of central heating and double glazing and briefly comprises:- Shared Entrance Hallway and Stairs, Entrance Vestibule and Hall, Living Room/Dining Room, Kitchen, 2 Bedrooms, Ensuite Shower Room and Bathroom. Outside there is an allocated parking space. Inspection Recommended. No chain.

Asking Price: £75,000

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Shared Entrance Hallway

Stairs leading to first floor.

Entrance Vestibule

Entrance Hall

Radiator, built-in cupboard, telephone intercom entry.

Living Room/Dining Room

6.1m (20' 0") x 2.9m (9' 6")
3 Radiators.

Kitchen

3.2m (10' 6") x 2.77m (9' 1")

Fitted wall and base units, built-in oven and hob with fitted concealed extractor hood over, single drainer sink unit, fridge, freezer and washing machine, radiator, tiled splashbacks, wall mounted central heating boiler.

Bedroom 1

4.17m (13' 8") x 2.5m (8' 2")

Measurement excludes recess. Radiator, built-in wardrobe, access to loft.

Ensuite Shower Room

3 piece white suite, W.C., wash basin, tiled shower cubicle with glazed door and shower over, radiator, extractor fan.

Bedroom 2

3.45m (11' 4") x 2.3m (7' 7")

Radiator, built-in wardrobe.

Bathroom

3 piece white suite, W.C., wash basin, panelled bath with glazed screen and shower over, radiator, extractor fan, half tiled walls.

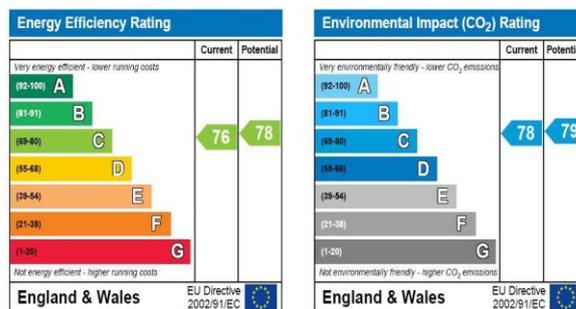
Outside

Allocated parking space.

Please Note

The property is leasehold title.

ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Mon, Tues, Thurs & Fri: 9am - 5pm Wed: 9:30am - 5pm

Sat: 9am - 4pm

Sun: Customer Service Team 10am - 4pm

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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