



52 Alexander Street, Carlisle, CA1 2LH

Guide price £99,500



52 Alexander Street

Carlisle, CA1 2LH

- 2 Bed Terraced House
- Situated Close to Amenities, Shops & Schools
- Ideal for First Time Buyers
- 2 Double Bedrooms
- Offered For Sale with No Onward Chain
- Excellent Residential Location
- Found in Excellent Order Throughout
- Ground Floor Bathroom & First Floor W/C
- Spacious Lounge & Kitchen
- Double Glazing & Central Heating Throughout

Offered for sale with no onward chain is this attractive 2 bed mid-terraced house. The property is found in excellent order throughout and is conveniently situated near the city centre. The property briefly comprises: a spacious lounge, good sized kitchen and bathroom, 2 double bedrooms and further benefits from an upstairs W/C. At the rear is a nice private yard. The property is close to public transport and within walking distance to the retail park, schools and city centre. Ideal for a first time buyers, families or couples viewing is highly recommended.



Lounge

uPVC front door leads into the spacious lounge which has fitted carpet and a uPVC double glazed window to the front aspect. Radiator.

Kitchen

A well appointed kitchen which has a range of fitted wall and base units which have complementing worksurfaces and sink drainer unit. Integrated oven and hob with extractor hood over. Plumbing for a washing machine. Space downstairs for a dryer. uPVC double glazed window to the rear aspect.

Rear Hall

Tiled flooring and door leading out to the rear yard.

Bathroom

Has a fitted three-piece suite comprising panelled bath with shower unit over, low level w/c and sink. Tiled flooring. Radiator. uPVC double glazed window with opaque glass. Cupboard housing the boiler.

Bedroom One

Large double bedroom with built in storage cupboards. Fitted carpet. uPVC double glazed window to the front aspect. Radiator.

Bedroom Two

Double bedroom with built in storage cupboard. Fitted carpet. uPVC double glazed window to the rear aspect. Radiator.

First Floor W/C

Has a fitted low level w/c and a sink basin. Laminate flooring. uPVC double glazed window to the rear aspect.





Outside

To the rear is an enclosed yard with ample space for a seating area. On street, residential permitted parking.

Services

Mains gas, electricity, water and drainage are connected. Fibre optic broadband available.

Please 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 Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order. Floorplans and measurements are for indicative purposes only and buyers should satisfy themselves before proceeding.

Anti-Money Laundering (AML) Checks;

When your offer is accepted, we're legally required to verify your identity.

This is carried out by a third-party company at the following costs:

Buying in personal name: £40 (inc. VAT)

Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.

Directions

From Carlisle city centre, head South East on London Road. As you reach St Nicholas Gate retail park turn left onto Alexander Street. The property is mid-way down on the right-hand side and can be identified by a Lakes Estates 'For Sale' sign.







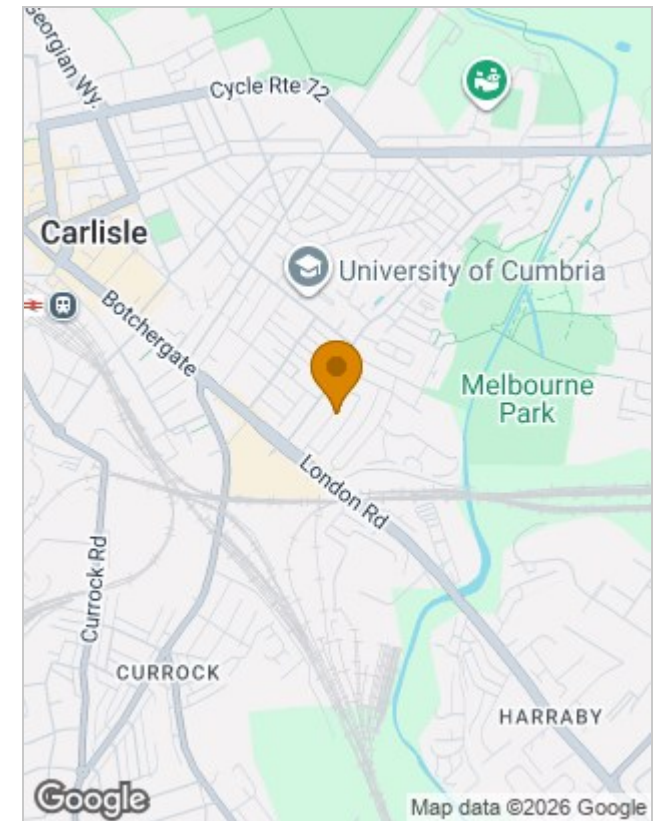
Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Penrith,
 Tel: 01768 639300 Email: office@lakesestates.co.uk <https://www.lakesestates.co.uk>

Location Map



Energy Performance Graph

