



42 Trafalgar Street, Carlisle, CA2 5XY

Guide price £89,950





# 42 Trafalgar Street

Carlisle, CA2 5XY

- Excellent Residential Location
- Short Walk to the Town Centre
- 2 Reception Rooms
- Requires Refurbishment
- Close to Shops, Schools & Amenities
- 3 Bedrooms
- Enclosed Rear Yard with Storage Outhouse
- Offered For Sale with No Onward Chain

Offered for sale with no onward chain is this spacious 3 bed terraced home, located in the heart of Denton Holme, a popular residential location in Carlisle. The property briefly comprises: entrance porch, hallway, sitting room, lounge / diner, kitchen, bathroom and 3 bedrooms. Denton Holme is affectionately known as the urban village and it's well served with local shops, schools and amenities all within a very short walking distance. Furthermore Carlisle city centre is also a short walk away. Whilst the property requires refurbishment this is an exciting opportunity to put your own stamp on a fantastic property.



### Entrance Porch

Front door leads into an entrance porch.

### Hallway

The hallway has stairs off to the first floor and internal doors to the ground floor accommodation.

### Sitting Room

10'0" x 12'3" (3.07 x 3.75)

A good sized sitting room with a window to the front elevation.

### Lounge Diner

13'5" x 12'6" (4.11 x 3.83)

An excellent space which could be used as a second lounge / dining room or family room. Understairs storage cupboard, French door to the back yard.

### Kitchen

13'11" x 7'11" (4.25 x 2.42)

A galley kitchen with a range of fitted wall and base units.

### Rear Porch

Rear porch has a door to the back yard and leads into the bathroom.

### Bathroom

7'11" x 8'2" (2.43 x 2.50)

The bathroom briefly comprises: panelled bath, low level w.c, shower cubicle and sink unit.





### Stairs / Landing

From the entrance hallway the stairs lead up to the first floor landing. Doors to the accommodation.

### Bedroom One

12'4" x 11'11" (3.78 x 3.65)

A large double bedroom with built in storage and a window to the front elevation.

### Bedroom Two

10'4" x 9'4" (3.16 x 2.86)

Second double bedroom with window to the rear elevation.

### Bedroom Three

6'10" x 13'3" (2.10 x 4.05)

Third double bedroom with window to the rear elevation.

### Storage Room / Outhouse

8'0" x 4'10" (2.44 x 1.49)

A useful space for storage, could be made incorporated into the main home as an office space.

### Outside

Rear enclosed yard with an outhouse and storage room. There is a lane giving access to the front of the property.

### Services

Mains gas, electricity, water and drainage are all connected but have not been tested by Lakes Estates.

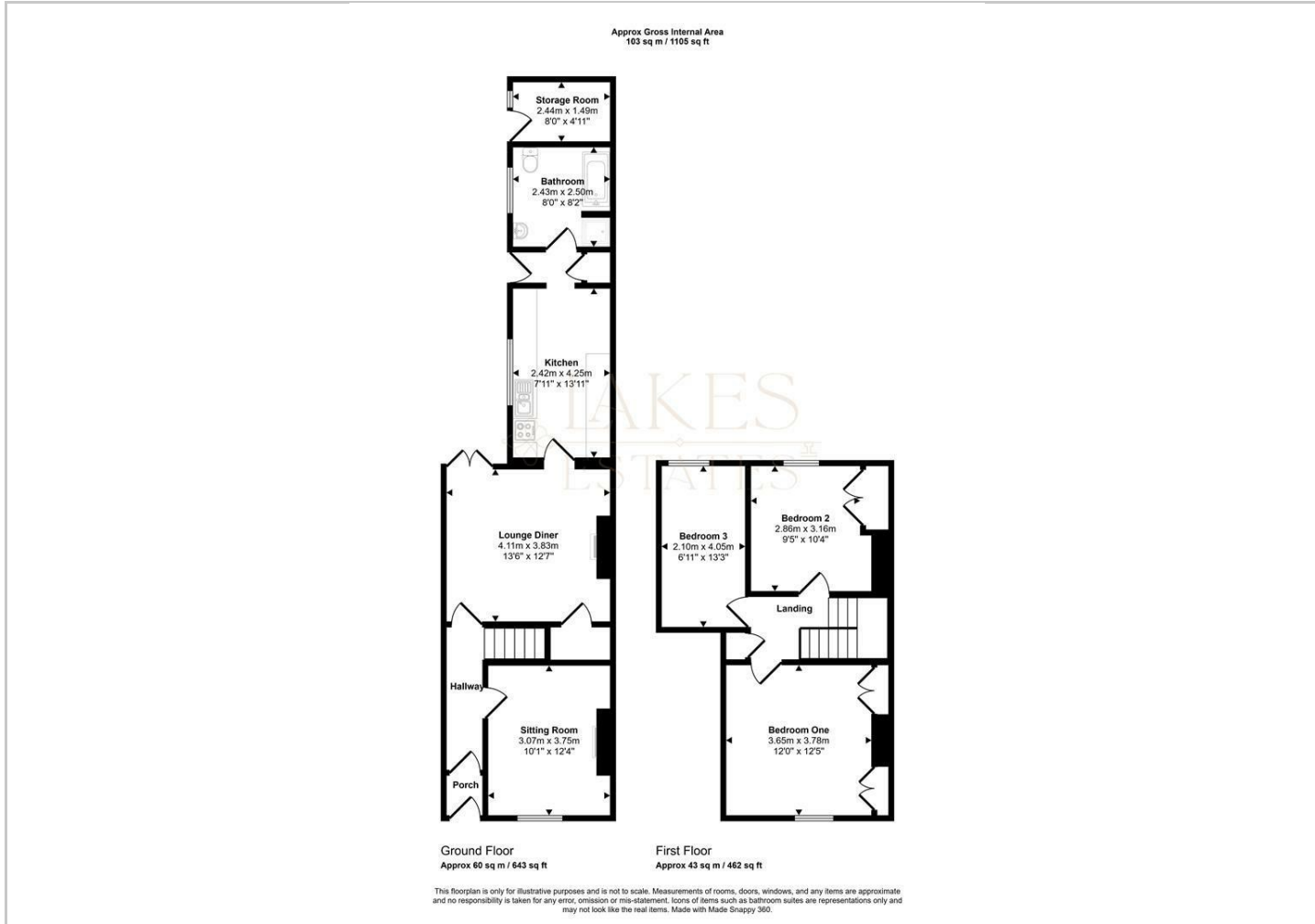
### Directions

From Carlisle city centre, head South West over Nelson Bridge towards Denton Holme. Turn right onto Trafalgar Street and the property is mid-way up on the left hand side.





## Floor Plans



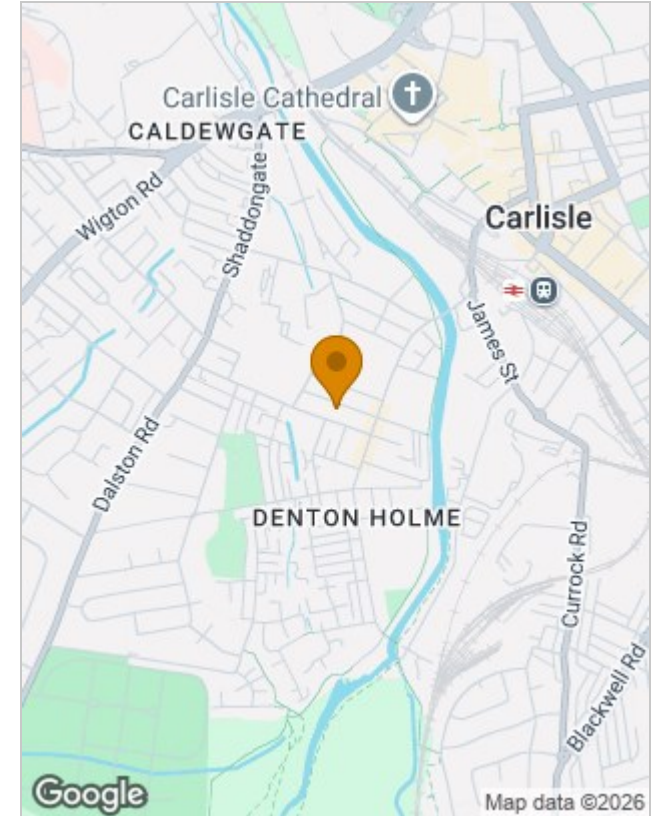
## Viewing

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.

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## Location Map



## Energy Performance Graph

