



43 Blackwell Road, Carlisle, CA2 4AJ

£82,500 Freehold



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ESTATES



INVESTMENT OPPORTUNITY. This property offers an exceptional rental opportunity as it is currently split into two apartments, one ground floor and the other a maisonette benefiting from an extra attic room with an additional bathroom. The property on a whole is well presented throughout and would be a great investment. The ground floor apartment consists of a lounge/kitchen area, bathroom and one bedroom. The second maisonette accommodation consists of an entrance hall with stairs leading up to the bathroom, lounge, bedroom and kitchen, second floor with the attic room and bathroom. Externally this property offers an enclosed rear garden with pedestrian access to the side. Up and over vehicular door to the side (access for a smaller vehicle). Located on the southern fringes of Carlisle offering easy access into the city centre and serviced by a regular bus route. Close to the outskirts of the city, the property provides easy access to all main arterial routes (M6, A69, A6 and A595) as well as the local countryside and rural walks to Dalston and Denton Holme. Backing on to Hammonds Pond, a popular park and boating lake in the area.



Entrance door leading into the lounge.

The lounge area has a window to the front aspect. Radiators x2. Central heating boiler. Opening through into the kitchen. The kitchen area has a range of fitted wall and base units with complementary worktops and tiled splashbacks. Stainless steel sink with drainer and mixer tap. Wine rack. Integrated electric oven and ceramic oven with extractor hood over.

Door to the rear of the property. Doors off.

A three piece suite comprising of a panelled bath, WC and a wash hand basin. Obscure window to the rear aspect. Half tiled walls and ceramic tiled floor. Extractor fan.

Window to the rear aspect. Radiator.

Separate access from the side of the property. Entrance door leading into entrance hallway.

Night storage radiator. Original staircase to the first floor with under stairs storage.

Central landing with doors off.

Three piece suite comprising of a panelled bath with electric shower over, WC and a wash hand basin. Obscure window to the rear. Tiled walls.

Window to the rear aspect. Night storage heater.

Window to the front aspect. Electric panel heater. Electric meter cupboard.

A range of fitted wall and base units with complementary worktops and tiled splashbacks. Stainless steel sink with mixer tap. Built in electric oven and ceramic hob with extractor hood over. Plumbing for a washing machine. Window to the front aspect.

Staircase leading up to the attic room.

Dormer window to the front aspect. Part sloping ceilings. Electric night storage heater. Airing cupboard. Door leading into en-suite bathroom.

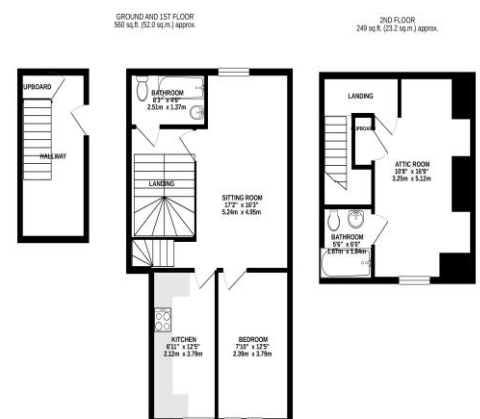
Part slopping ceiling. A three piece suite comprising of a panelled bath, WC and a wash hand basin. Wall mounted heater. Extractor fan.

Enclosed rear garden with pedestrian access to the side. Up and over vehicular door to the side (access for a smaller vehicle).

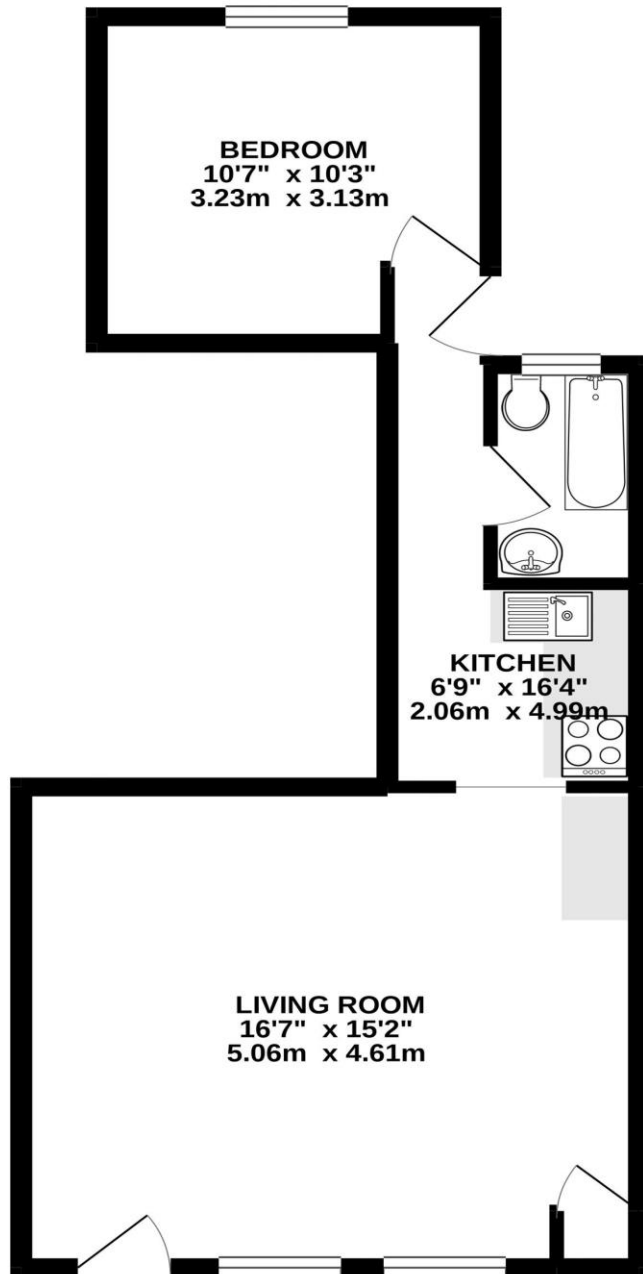
Income received at present PCM
Ground Floor Apartment - £315,00 PCM
First Floor Maisonette - £385,00 PCM
Please note that these figures reflect a re
market.

Mains electric, gas, water and drainage. Ground floor apartment has gas central heating. First floor apartment has electric heating. Double glazing throughout.

Disclaimer - These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.



GROUND FLOOR FLAT
452 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 452 sq.ft. (41.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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