



45 Beaconsfield Street, Carlisle, CA2 4AL

Guide Price £115,000





## 45 Beaconsfield Street, Carlisle, CA2 4AL

- Three bedroom end-terraced house
- Two reception rooms
- First floor bathroom
- Double glazing and gas central heating
- Ideal for first time buyers
- South of the city close to amenities
- Private rear yard with two outbuildings
- Parking on-street

Three bedroom end-terraced house with on-street parking, gas central heating and private rear yard.

**Council Tax Band:** A

**Tenure:** Freehold

**EPC Energy Efficiency Rating:** E



45 Beaconsfield Street is a deceptively spacious three bedroom end-terraced house situated to the south of the city of Carlisle. The house has been a successful investment for the owner but is now offered to the market for the first time in nearly 20 years, perfect to be continued as a rental investment or for first time buyers looking to step onto the property ladder.

### **The Accommodation**

The front door greets a spacious vestibule with coat rack and second door through to the main hallway. The living room features two lovely, large window to the front elevation, original wooden flooring and gas fire set in a wooden surround. There is a second reception room towards the rear of the property and this could be re-configured into the main kitchen with plenty of space for dining. Currently the kitchen is located a couple of steps down off the second reception room with back door to the rear yard and storage space located under the stairs. The kitchen is fitted with several wall and floor cabinets complete with integrated stainless steel sink and space under worktops for white goods.

Upstairs you'll find the primary bedroom located at the front of the house with cupboard built into the wall. There is also a smaller bedroom located at the front and third bedroom at the top of the landing with boiler cupboard and window overlooking the rear. Above the kitchen is a large family bathroom featuring bath with mains shower over, WC and wash hand basin with vanity unit underneath.





Externally there is a small yard with several outbuildings for storage. The yard offers a lot of privacy with the walled boundary and there is a timber door with access to the street. At the front of the property is a small garden area with black railings and iron gate. 45 Beaconsfield Street is close to an abundance of local amenities such as shops and schools but is also within walking distance of the city centre. It is on regular bus routes and close to Hammonds Pond, ideal for walks or for the children to play.

### Location Summary

Nestled within a popular and well-established residential area just south of Carlisle city centre, 45 Beaconsfield Street offers a superb blend of convenience, community, and connectivity. This attractive street is ideal for a range of buyers, with local amenities and transport links all within easy reach. The property benefits from excellent transport connectivity. **Carlisle Railway Station** is less than a 20-minute walk or a short drive away, providing regular services to Glasgow, Newcastle, and London via the West Coast Main Line. For road users, the nearby **M6 motorway (Junctions 42 and 43)** offers swift access north and south, ideal for commuters. Multiple local bus routes also serve the area, linking to the city centre, University of Cumbria, and surrounding districts.





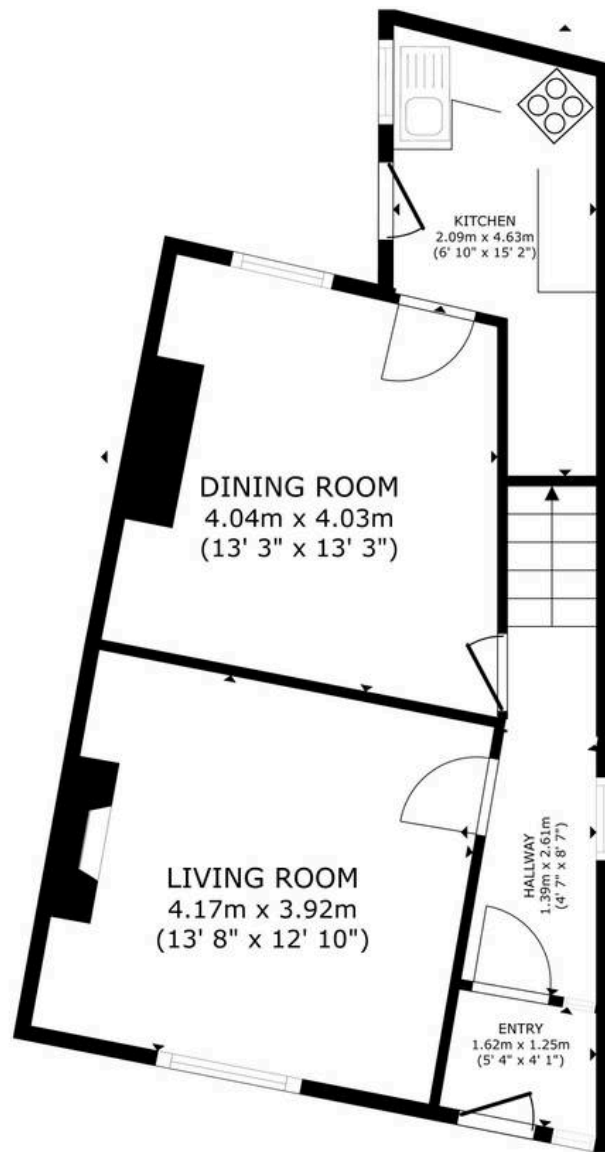




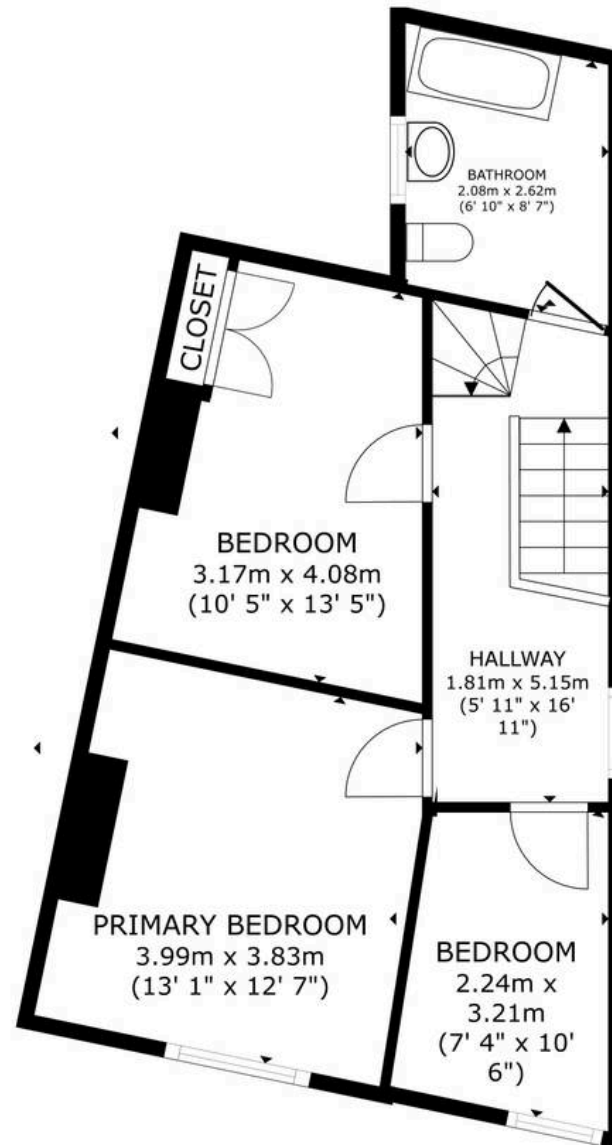








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 47.2 m<sup>2</sup> (508 sq.ft.) FLOOR 2 47.3 m<sup>2</sup> (509 sq.ft.)  
 TOTAL : 94.5 m<sup>2</sup> (1,017 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## GENERAL REMARKS & STIPULATIONS

**Tenure and Possession:** The Freehold title is offered for sale with vacant possession upon completion.

**Matters of Title:** The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale.

**EPC Rating:** E

**Services:** 45 Beaconsfield Street is served by mains water and electricity, mains drainage and gas central heating. Mobile phone signal is good and it is understood that standard broadband is available.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

**Offers:** Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

**Local Authority:** Cumberland Council, 111 Botchergate, Carlisle CA1 1RZ. The house is in Council Tax Band A.

**Website and Social Media:** Further details of this property as well as all others offered by C&D Rural are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://facebook.com/cdrural) and Instagram on [@cdrural](https://instagram.com/cdrural).

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