



## Carlisle Street, £229,950

- Three bedrooms
- Converted out building
- Semi detached
- Popular location
- Corner plot
- On street parking
- Well maintained garden
- EPC Rating: D



 3  1  1



## About the property

We are delighted to offer to the market this well presented property situated in a popular location within a good proximity from town. Offering three bedrooms, open plan living and versatile out building. For any further information or to book a viewing please call the sales team today





## Accommodation

### Living Dining Room

23' 9" x 13' 5" ( 7.24m x 4.09m )

With wood style flooring throughout, radiators, window to the front and rear aspect and electric fireplace with feature surround

### Kitchen

12' 4" x 8' 11" ( 3.76m x 2.72m )

With wall and base units incorporating work top space, space for double range cooker, fridge freezer, washing machine, white sink with mixer tap and drainer, large window facing the side aspect and door leading to garden

### Bedroom One

Double bedroom with two PVC windows to the front aspect, electric fire place with feature surround, radiator and fitted carpet

### Bedroom Two

Located to the rear of the property with two PVC windows, radiator and fitted carpet

### Bedroom Three

With fitted carpet, window to side aspect cupboard housing gas boiler and radiator

### Wc

Comprising of vanity sink unit and PVC window to side of property and wood effect flooring

### Bathroom

Located downstairs this family bathroom comprises of bath with mains fed shower over, tiled floor, heated towel rail and window to rear

### Rear Garden

Spacious rear garden with patio area and artificial grass and side access from front of property

### Out Building

Versatile room currently used as a sitting area as study/workshop

02920 462246

albanyroad@peteralan.co.uk



## Floorplan

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

