

HUNTERS®

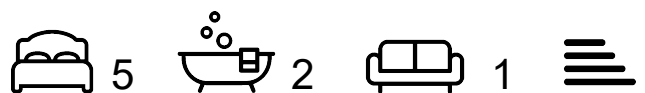
HERE TO GET *you* THERE



Abbey Street

Carlisle, CA3 8TX

Guide Price £150,000



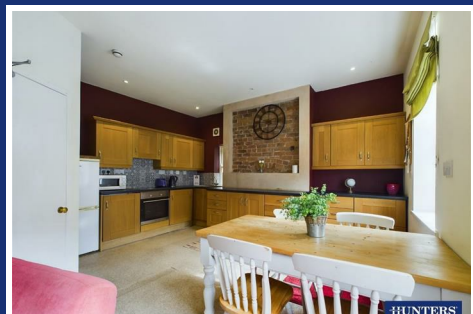
- Excellent Opportunity for Investors & Landlords
- Two-Storey Maisonette
- Open Plan Kitchen Dining & Living Room
- Situated in Carlisle's Historic Quarter, Two Minutes from the City Centre
- Electric Heating & Single Glazing
- Perfect for Multiple Occupancy Letting
- Five Bedrooms (Three Double & Two Single)
- Two Shower Rooms
- Outstanding Views towards Carlisle Castle
- EPC - E

Tel: 01228 584249

Abbey Street

Carlisle, CA3 8TX

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An excellent opportunity for investors and landlords, this five bedroom, two-storey maisonette is located only two minutes walk from Carlisle City Centre and is perfect for multiple-occupancy letting having been already registered with the local council as a HMO. Within walking distance of the property, you have multiple large employers including the Cumberland Infirmary and McVitties, additionally, approved plans for the new £77.5m University of Cumbria Campus within the City Centre mean this property could generate excellent income from multiple avenues. A viewing is imperative to appreciate.

The accommodation, which currently benefits electric heating and single glazing throughout, briefly comprises an entrance hall to the ground floor with a landing, two double bedrooms, shower room and utility cupboard on the first floor, a double bedroom and the open plan kitchen, dining living room on the lower first floor and a landing two single bedrooms, shower room and store on the second floor. EPC - E and Council Tax Band - C.

Abbey Street is located with Carlisle's Historic Quarter, minutes away from City Centre. Famous landmarks and attractions such as Carlisle Castle and Cathedral are all within a very short walk. Within the City Centre, there is an excellent array of conveniences including the lanes shopping centre, convenience stores, supermarkets and highly reputable bars and restaurants. The M6 motorway can be easily reached for commuting along with Carlisle train station, which has high speed rail links North and South via the West Coast mainline.

GROUND FLOOR

ENTRANCE HALL

Entrance door from the front with a built-in cupboard housing the electricity meters/consumer unit and a stone stairs to the first floor hallway.

FIRST FLOOR

HALLWAY

Two single glazed windows, stairs to the lower first-floor, stairs to the second floor, internal doors to two bedrooms and shower room, opening to the utility cupboard and electric radiator.

BEDROOM ONE

Single glazed window and electric radiator.

BEDROOM TWO

Single glazed window and electric radiator.

SHOWER ROOM

Three piece suite comprising a WC, pedestal wash hand basin and shower enclosure with electric shower unit. Electric towel radiator, extractor fan and single glazed window.

UTILITY CUPBOARD

Space and plumbing for a washing machine with fitted worksurface above, allowing space for a tumble drier.

LOWER FIRST FLOOR

HALLWAY

Internal doors to the open plan kitchen dining & living room and bedroom three. Under-stairs storage cupboard.

OPEN PLAN KITCHEN, DINING & LIVING ROOM

Kitchen Area:

Fitted base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, integrated dishwasher, integrated fridge, one bowl stainless steel sink with mixer tap, space for a fridge freezer, recessed spotlights and a single glazed window.

Dining/Living Area:

Two single glazed windows, electric radiator and recessed spotlights.

BEDROOM THREE

Two single glazed windows and electric radiator.

SECOND FLOOR

LANDING

Two single glazed windows and internal doors to two bedrooms, shower room and walk-in storage cupboard.

BEDROOM FOUR

Single glazed window and electric radiator.

BEDROOM FIVE

Double glazed Velux window and electric radiator.

SHOWER ROOM

Three piece suite comprising a WC, pedestal wash hand basin and shower enclosure with an electric shower unit. Extractor fan.

STORE

Fitted worksurface.

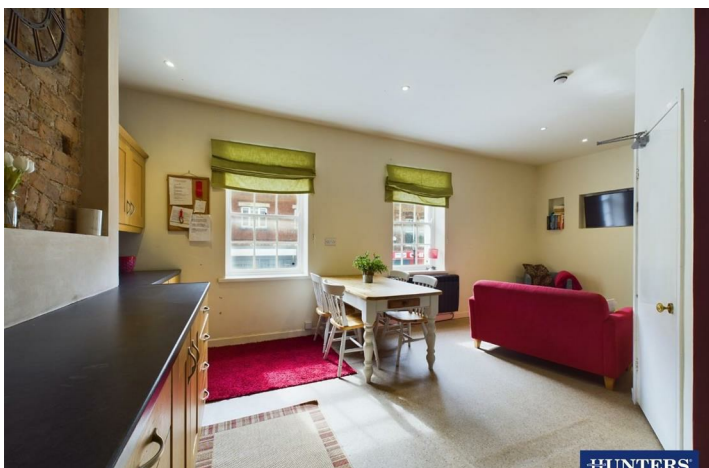
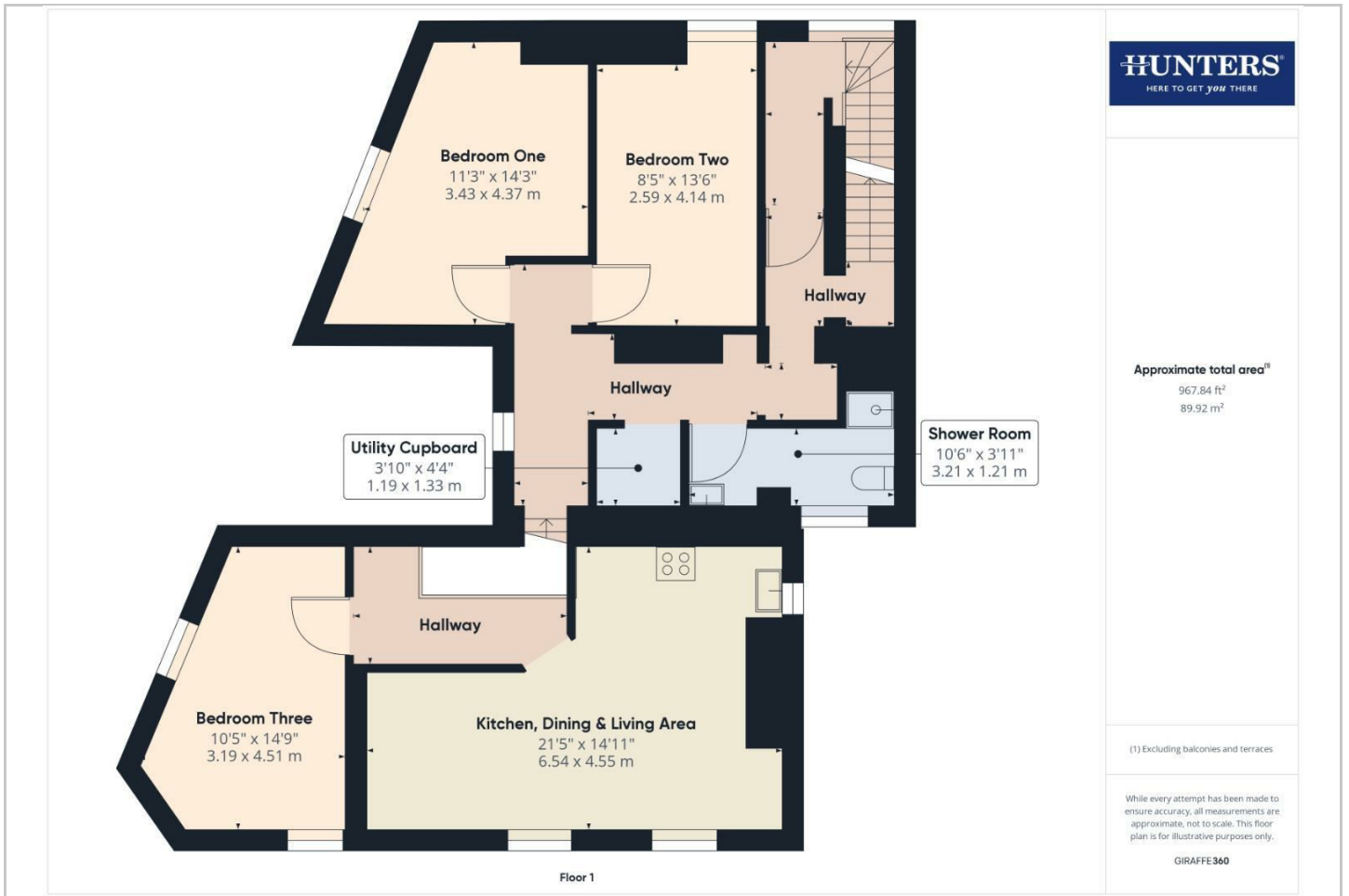
WHAT3WORDS

For the location of this property please visit the What3Words App and enter - oasis.glare.golf

PLEASE NOTE

Leasehold Title - 999 Years from 30 October 2015.
The building is Grade II Listed.

Floorplan





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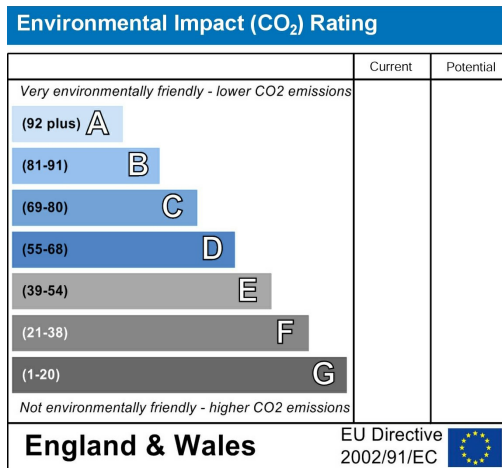
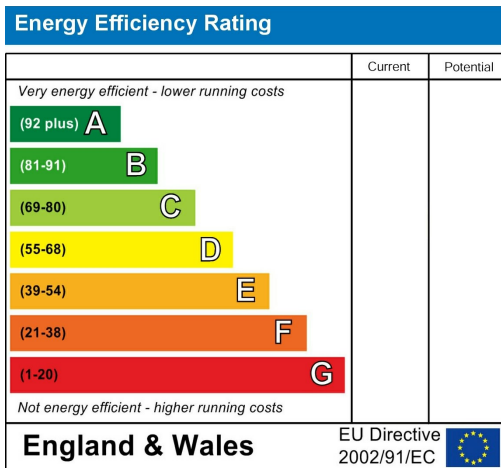
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Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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