



## Kendal Street

Carlisle, CA2 5UF

Guide Price £100,000



- No Onward Chain
- Very Well Presented Throughout
- Two Double Bedrooms
- On-Street Parking
- Convenient Location close to the City Centre, McVitties & Cumberland Infirmary
- Mid-Terraced House
- Two Reception Rooms
- Enclosed Rear Yard with Outhouse
- Ideal for First Time Buyers & Investors
- EPC - D

# Kendal Street

Carlisle, CA2 5UF

Guide Price £100,000



Offered with no onward chain is this two reception, two double bedroom terraced house which is well presented throughout and located within walking distance of the City Centre, McVitties and the Cumberland Infirmary. An ideal purchase for first time buyers, professionals and buy to let landlords, the property includes well proportioned rooms internally, a yard with outhouse to the rear and on-street parking. Contact Hunters today to arrange your viewing.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, living room, dining room, kitchen, rear hall and bathroom to the ground floor with a landing and two double bedrooms to the first floor. Externally there is a rear yard with outhouse. EPC - D and Council Tax Band - A.

Kendal Street is located only five minutes walk away from Carlisle City Centre, which is easily accessible by car or bus also. 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.

## ENTRANCE HALL

10'2" x 3'3" (3.10m x 0.99m)

Entrance door from the front, internal doors to the living room and dining room, and a radiator.

## LIVING ROOM

10'2" x 8'6" (3.10m x 2.59m)

Double glazed window to the front aspect, radiator and a small built-in cupboard. Measurements to the maximum points.

## DINING ROOM

12'4" x 11'4" (3.76m x 3.45m)

Double glazed window to the rear aspect, radiator, internal door to the kitchen, door to the staircase to the first floor and a under-stairs cupboard with lighting internally.

## KITCHEN

8'11" x 5'8" (2.72m x 1.73m)

Fitted kitchen comprising a range of base and wall units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, one bowl stainless steel sink with mixer tap, wall-mounted gas boiler, radiator, tiled flooring, internal door to the rear hall and a double glazed window to the rear aspect.

## REAR HALL

8'11" x 2'7" (2.72m x 0.79m)

External door to the rear yard, internal door to the bathroom, and tiled flooring.

## BATHROOM

6'9" x 5'8" (2.06m x 1.73m)

Three piece suite comprising a WC, pedestal wash hand basin and bath with electric shower over. Part tiled walls, tiled flooring, extractor fan, radiator and an obscured double glazed window.

## LANDING

Stairs up from the ground floor with internal doors to two bedrooms.

## BEDROOM ONE

12'4" x 10'1" (3.76m x 3.07m)

Double glazed window to the front aspect, radiator, exposed floorboards and a feature fireplace.

## BEDROOM TWO

12'3" x 11'8" (3.73m x 3.56m)

Double glazed window to the rear aspect, radiator, exposed floorboards and a built-in cupboard with loft access internally.

## EXTERNAL

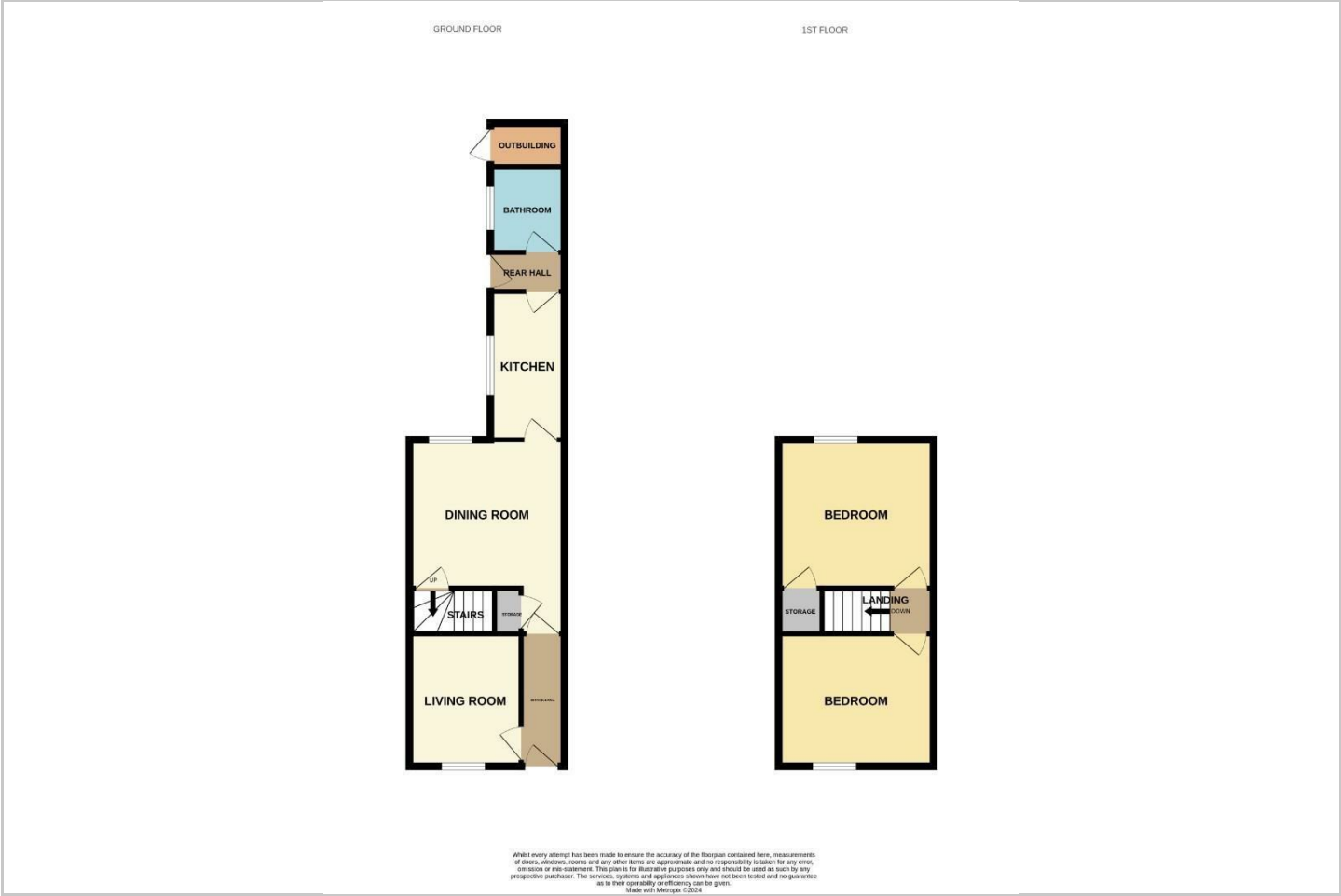
An enclosed rear yard with rear access gate and external cold water tap. An outhouse benefitting plumbing for a washing machine, power and lighting.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - life.amber.suffer



Floorplan

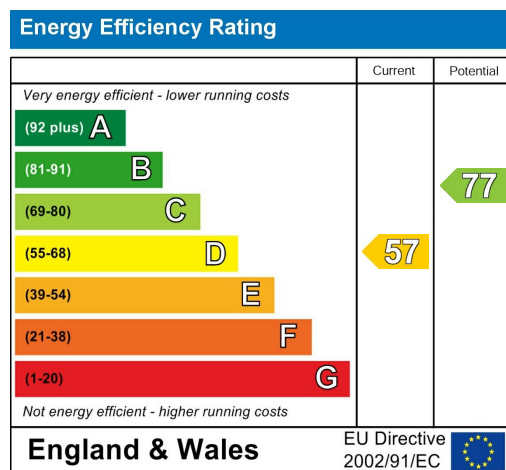








## Energy Efficiency Graph

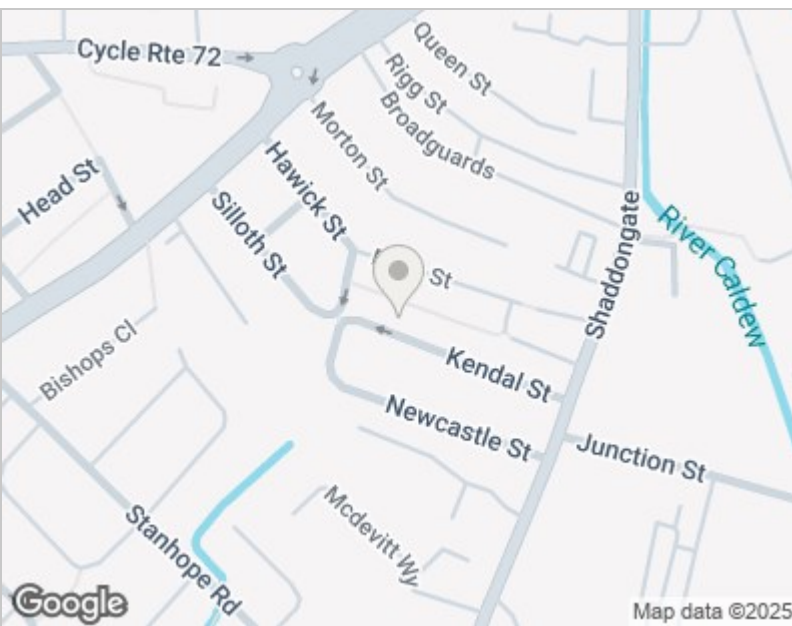


## Viewing

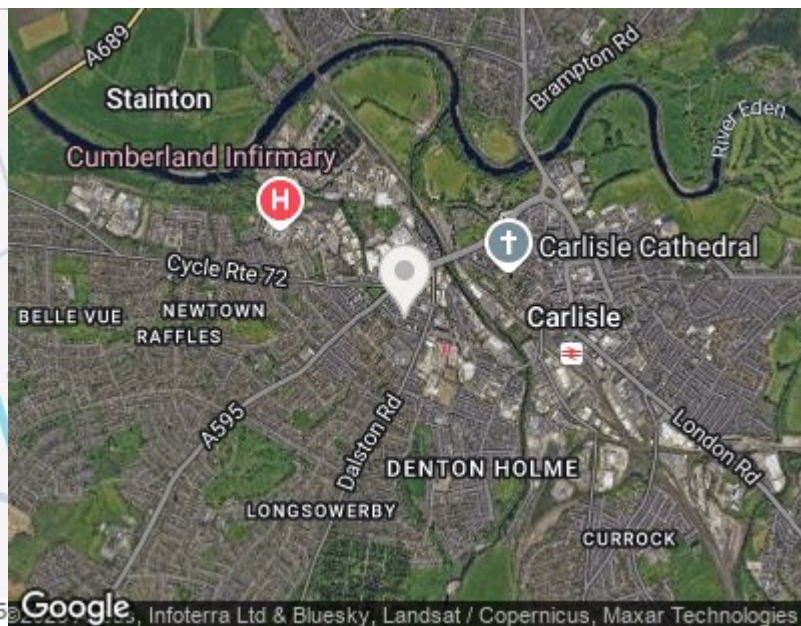
Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.



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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