

HUNTERS®

HERE TO GET *you* THERE



Oswald Street

Carlisle, CA1 2LU

Guide Price £55,000



- No Onward Chain
- Blank Canvas ready for Personal Touches
- Private Entrance
- Two Double Bedrooms
- On-Street Parking

- Deceptively Spacious First-Floor Apartment
- Ideal for Investment Landlords & Professionals
- Bright Front-Aspect Living Room & Fitted Kitchen
- Stylish Modern Shower Room
- EPC - C

Tel: 01228 584249

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NO CHAIN - Perfectly situated just off London Road and only a short walk from the city centre, this deceptively spacious two-bedroom first-floor apartment is an ideal choice for a wide range of buyers, including investment landlords and professionals. Benefiting from its own private entrance, the accommodation includes a bright front-aspect living room, fitted kitchen, two well-proportioned double bedrooms and a stylish modern shower room. With ample on-street parking available to the front, and offered as a blank canvas ready for personal touches, this home is ready for immediate occupation and not to be missed. Contact Hunters today to arrange your viewing.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a private entrance hall to the ground floor with a landing, living room, kitchen, two bedrooms and shower room to the first floor. Externally there is on-street parking to the front. EPC - C and Council Tax Band - A.

Located within a popular residential area just off London Road, one of Carlisle's main arterial routes, this property offers excellent access both into and out of the city. A short walk brings you to a wide range of shops and supermarkets, including ASDA, Home Bargains and Iceland, along with an appealing choice of pubs, bars and restaurants. Carlisle city centre is just minutes away via London Road, providing an even greater selection of amenities and transport connections, including The Lanes shopping centre and the Citadel Railway Station on the West Coast mainline. For commuters, the location is exceptionally convenient, with the M6 (J42) only a few minutes' drive away and regular bus routes running along Greystone Road, London Road and Warwick Road. Families will also appreciate the choice of well-regarded schools for all ages within a short drive.

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front and stairs to the first floor landing.

FIRST FLOOR:

LANDING

Stairs up from the ground floor entrance hall, internal doors to the living room, kitchen, two bedrooms and shower room, loft-access point, radiator, built-in cupboard/wardrobe and a double glazed window to the rear aspect.

LIVING ROOM

14'5" x 9'8" (4.39m x 2.95m)

Double glazed window to the front aspect, radiator and a wall-mounted gas fire. Measurements to the maximum points.

KITCHEN

11'2" x 7'4" (3.40m x 2.24m)

Fitted kitchen with breakfast bar comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, one bowl stainless steel sink with mixer tap, space and plumbing for a washing machine, space and plumbing for a slimline dishwasher, space for a fridge freezer, wall-mounted gas boiler, radiator and a double glazed window to the front aspect.

BEDROOM ONE

11'6" x 8'10" (3.51m x 2.69m)

Double glazed window to the rear aspect and a radiator.

BEDROOM TWO

11'6" x 7'9" (3.51m x 2.36m)

Double glazed window to the rear aspect and a radiator.

SHOWER ROOM

7'6" x 5'7" (2.29m x 1.70m)

Three piece suite comprising a WC, pedestal wash basin and shower enclosure with mains shower. Part-boarded walls, chrome towel radiator and an obscured double glazed window.

EXTERNAL:

On-street parking within Oswald Street.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - agent.smart.spots

AML DISCLOSURE:

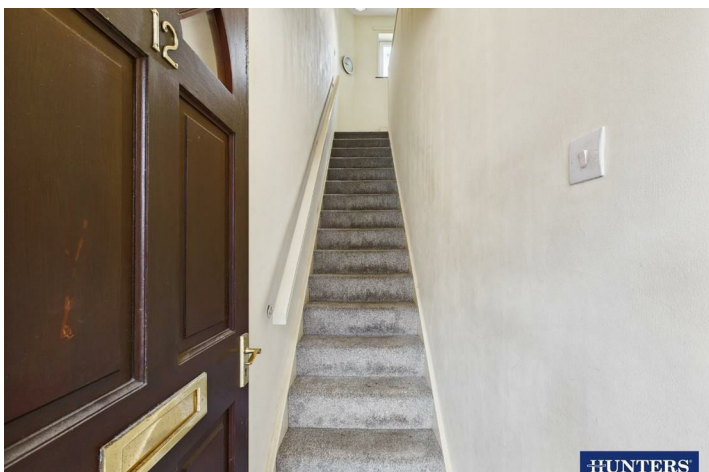
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

PLEASE NOTE:

Leasehold Title - 99 Years from 1 December 1984. Ground rent payable at approximately £25.00 per annum. Due to the remaining term of the lease, we would recommend any mortgagers purchasers speak with their financial advisors prior to submitting an offer.

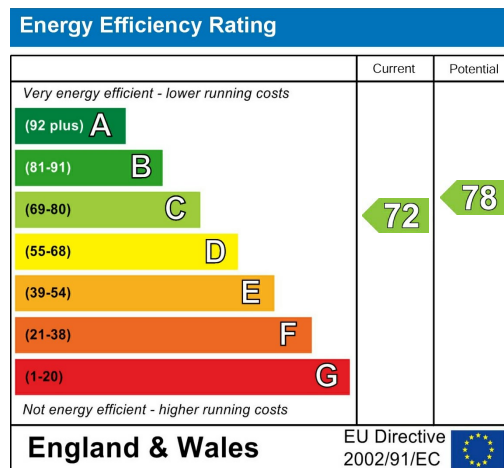
Floorplan







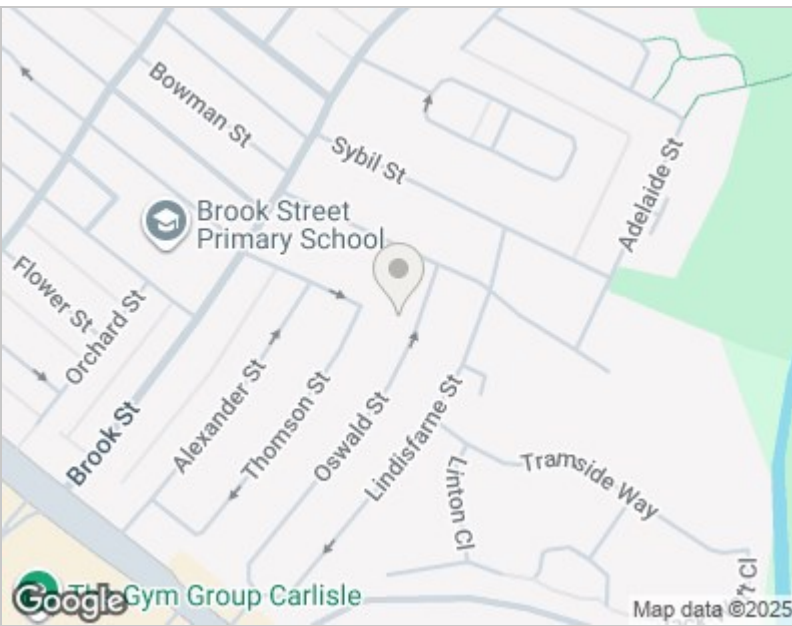
Energy Efficiency Graph



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



Tel: 01228 584249



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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