



Grasmere Street,  
Carlisle

**Offers in the region of £87,500**

## DESCRIPTION

A three bedroom end terrace house comprising of vestibule, entrance hall, lounge, dining room and kitchen to the ground floor whilst to the first floor there are three bedrooms and a bathroom. The property is double glazed, has gas central heating, a front forecourt and a rear yard. EPC rating grade is D.

## DIRECTIONS

From the city centre, proceed south along Botchergate and turn right over St Nicholas Bridge onto Blackwell Road. Continue across the mini roundabout and then take the first turn on the right hand side onto Grasmere Street.

## LOCATION

Situated with access to local shops, post office, leisure centres, schools and retail parks. Bus routes are available to Carlisle city centre with the Lanes Shopping Centre, cafes, bars, large retailers and the main west coast rail line. Road links include access to the M6 motorway via junction 42.

## OUR VIEW

A spacious three bedroom end terrace property having a vestibule, entrance hall and lounge with a gas fire. The dining room has a gas fire and the kitchen is fitted with a range of wall and base units, gas hob with extractor hood over, electric oven, integrated dishwasher, tiled floor and understairs store. To the first floor, there are three bedrooms and a bathroom having a bath with shower over, low level WC and pedestal wash hand basin. The property is double glazed, has gas central heating, a front forecourt and a rear paved yard with gated access.

## DIMENSIONS

### Lounge Area

4.32mx3.30m(14'2"x10'10")

### Dining Area

4.34mx3.30m(14'3"x10'10")

### Kitchen

4.65mx1.83m(15'3"x6'0")

### Bathroom

1.52mx1.93m(5'0"x6'4")

### Bedroom

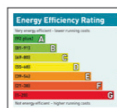
4.34mx4.11m(14'3"x13'6")

### Bedroom

3.96mx2.51m(13'0"x8'3")

### Bedroom

2.54mx2.39m(8'4"x7'10")



For full EPC please contact the branch

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\*Source: Nielsen, Oct 2012.

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