66 Borland Avenue, Carlisle, CA1 2SX.

Guide Price **£100,000**

PFK

66 Borland Avenue

Carlisle

This two bedroom terraced house offers modern and practical living accommodation. The property features a front garden with potential for off-road parking, subject to the necessary permissions and a shared pathway leading to the entrance.

Internally, the property comprises a front living room and a modern fitted kitchen with appliances. To the first floor are two good sized bedrooms and a modern fitted bathroom.

Further benefits include a rear garden, neutral decor throughout, gas heating via radiators and double glazed windows.

A practical home with modern interiors, offering potential appeal to first time buyers and rental investors alike.

66 Borland Avenue

Carlisle

Borland Avenue is located in the Botcherby area of Carlisle, to the east of the city. There are local shops, takeaways, schools and other amenities nearby and it is within easy access to the main transport links of the M6 and A69.

Directions

The property can be located by using What3Words - ///learns.finest.youth or via the Post Code CA1 2SX.

- EPC: D
- Tenure: Freehold
- Council Tax Band: B

Ground Floor

Hallway
3' 8" x 3' 7" (1.11m x 1.08m)

Living Room
13' 7" x 11' 2" (4.15m x 3.40m)

Kitchen
16' 11" x 6' 6" (5.16m x 1.98m)

First Floor

Landing
4' 5" x 4' 3" (1.35m x 1.29m)

Bedroom 1
17' 2" x 10' 1" (5.22m x 3.08m)

Bedroom 2
10' 1" x 7' 11" (3.08m x 2.41m)

Bathroom
6' 5" x 4' 2" (1.96m x 1.26m)

External

Front Garden
Front garden with potential to create off road parking subject to necessary planning etc.

Rear Garden
Please note the neighbour has a right of way across the rear path.

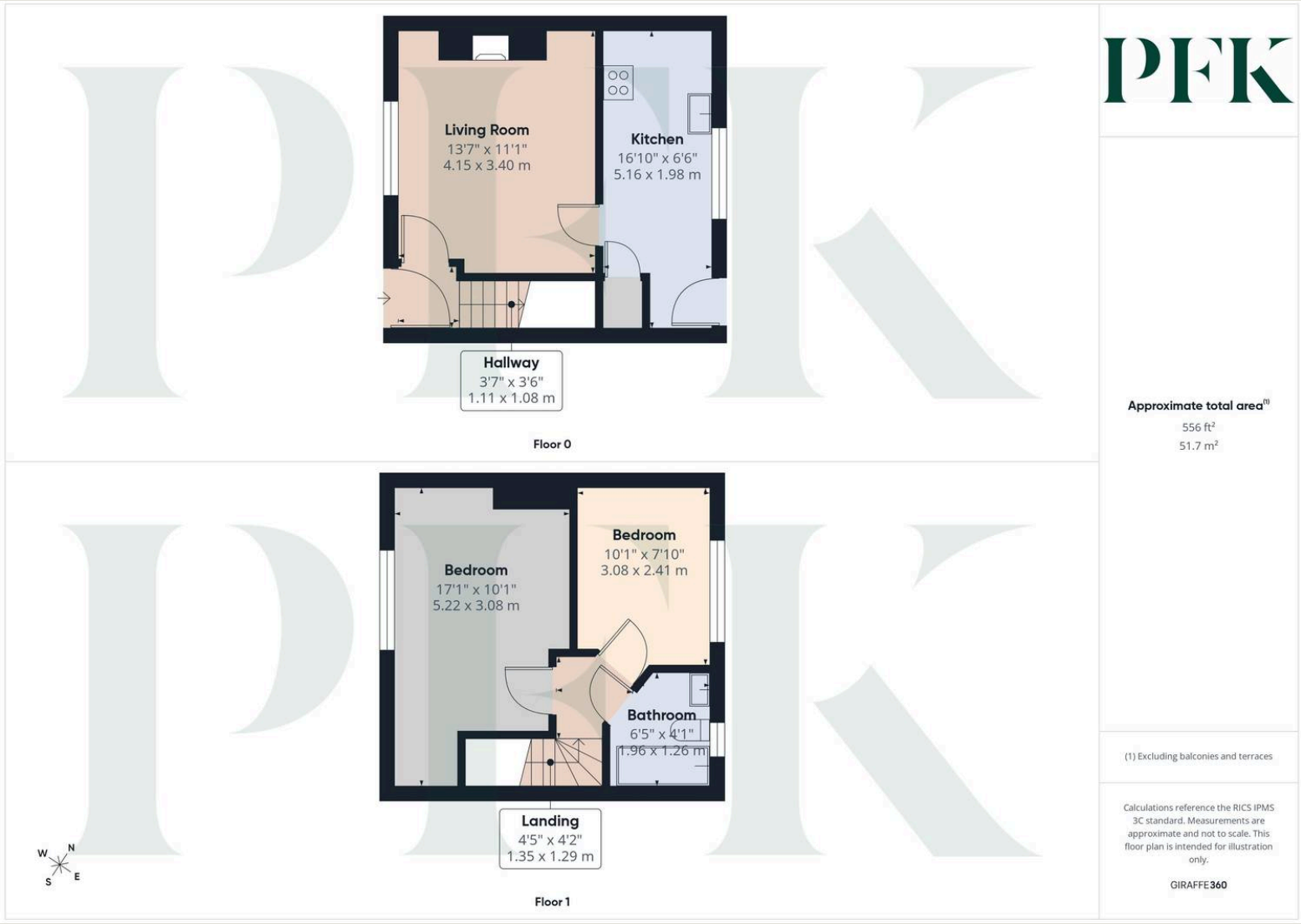
ADDITIONAL INFORMATION

Services

Mains electricity, gas, water and drainage. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral Fee & Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.



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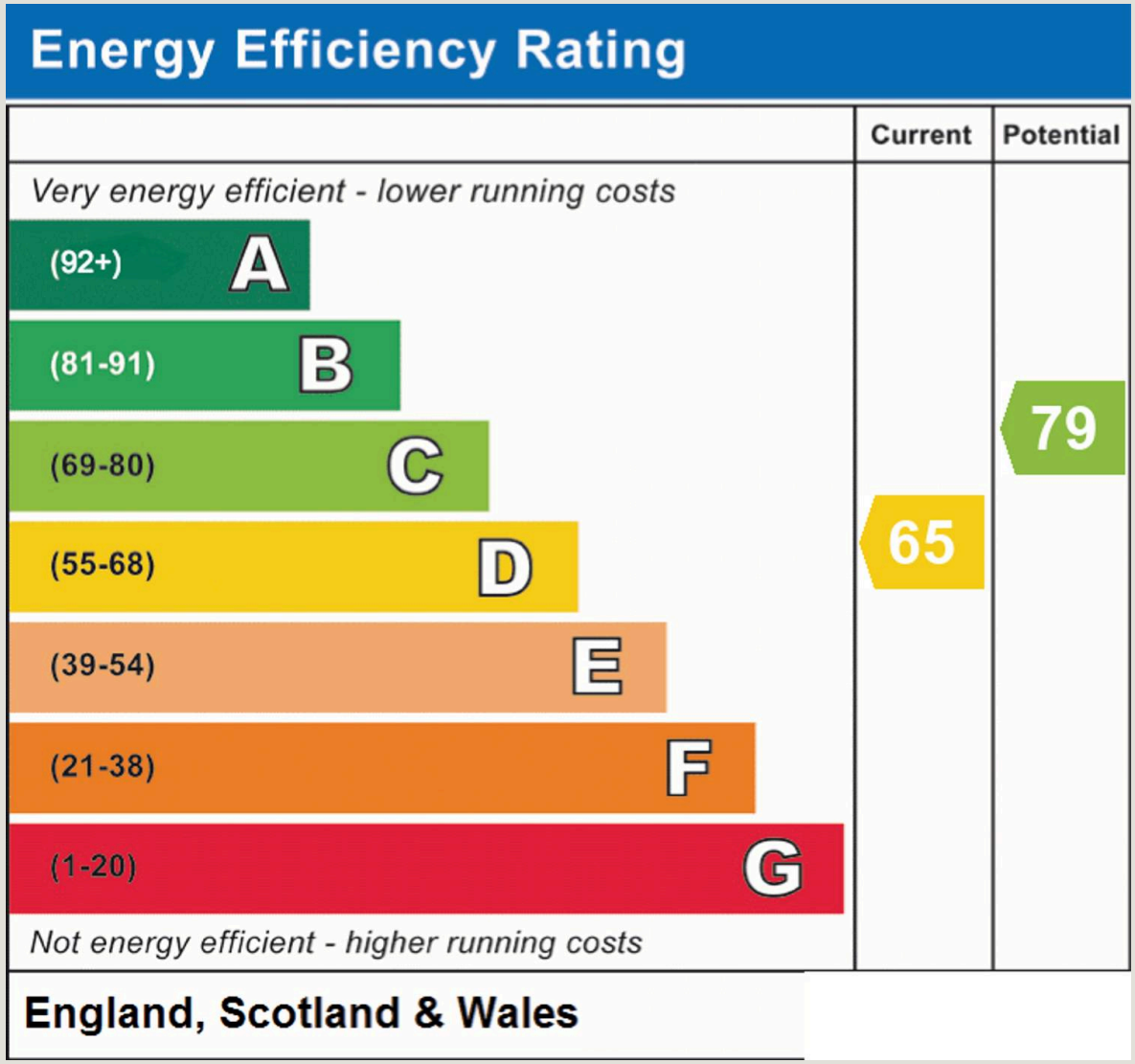

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