



Melbourne Road, Carlisle    Offers in the region of £105,000









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### Property Description

A very well presented mid terraced property comprises, vestibule, hallway, two good size reception rooms and kitchen fitted with a range of modern units leading to breakfast area. To the first floor there is a spacious four piece bathroom and two good size bedrooms. The property is double glazed, has gas central heating and a rear yard with paved patio area and shillies. EPC Grade E. A copy of the epc will be available on request.

### Our View

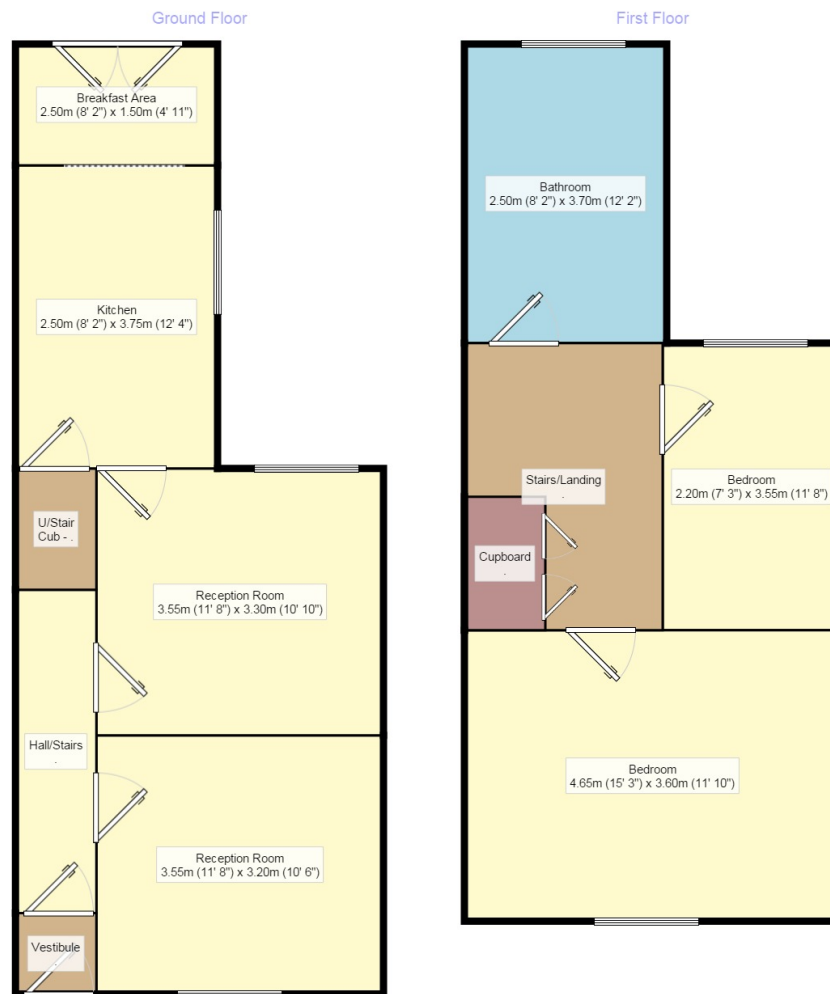
A very well presented two bedroom terraced property in this popular part of the City, the property benefits from having two reception rooms and a modern kitchen. Viewing recommended.

### Location

Located within walking distance of local amenities, shops, schools and the City centre. Also access to the M6 motorway and large retail parks.



**EPC Rating Is Grade E**  
**For full EPC please contact the branch**



Measurements are approximate. Not to scale. For illustrative purposes only.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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