

SmartSale

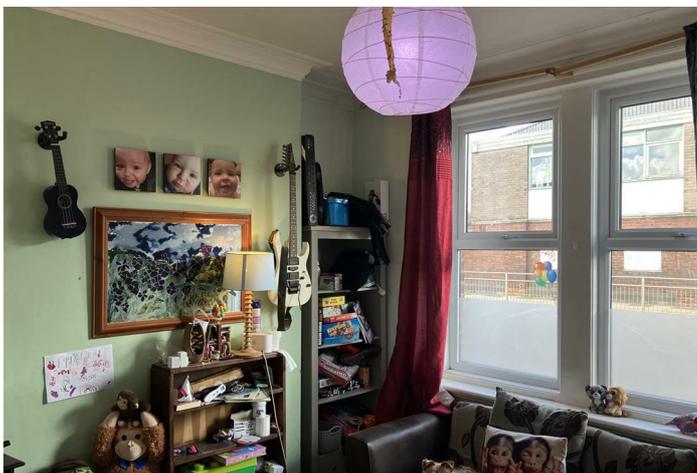
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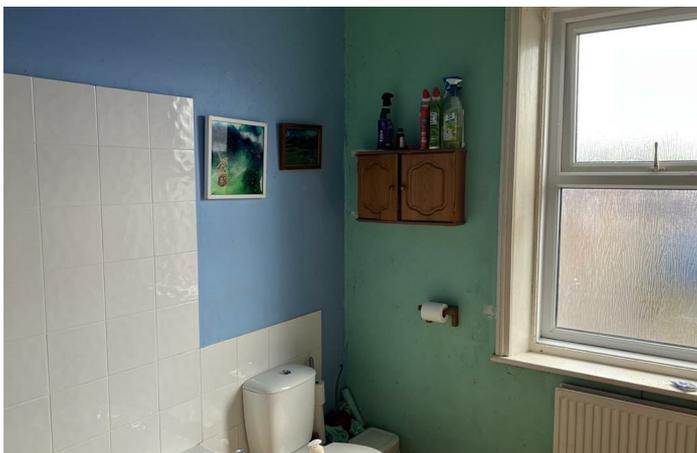


## Denton Street , Carlisle CA2 5DY

- Prime renovation canvas for personalisation or conversion into a rental or starter home
- Well-situated location in Denton Holme with quick access to Carlisle city centre, local schools, shops, and transport links.
- 2 bedroom

**£84,950 Freehold**





## Location

### Full Description

Situated in the historic Denton/Holme area of Carlisle, this terraced freehold home at 63 Denton Street (CA2 5DY) offers a unique opportunity for those seeking a property to personalise.

Featuring traditional charm, the layout delivers ample scope to reinvent the space to accommodate modern tastes.

This terrace residence may appeal to first-time buyers with renovation aspirations, investors looking for a rental prospect, or homeowners planning a redesign. Positioned within walking distance of local amenities and Carlisle city centre, the convenience is hard to beat.

An exciting proposition for savvy buyers, renovators, or investors.

This property affords you the rare chance to shape your own home or make a smart investment in a high-demand area.

Contact us today to arrange a viewing or discuss potential redevelopment and renovation strategies. Let's unlock the promise of this Carlisle gem together.

#### 1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD

FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Local Authority  
Council Tax Band  
EPC Rating **D**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.