

LOT
86

37 Aglionby Street, Carlisle CA1 1JT

GUIDE PRICE **£155,000+***

VACANT RESIDENTIAL

- A four storey mid-town house property which is currently arranged as two self-contained flat
- Gardens

A four storey mid-town house property which is currently arranged as two self-contained flats with three lettable rooms in each one. However following modernisation the property would be suitable for a number of uses including conversion into a large family home, three individual flats or potential large HMO (seven rooms) subject to gaining any necessary consents. When let to 7 individuals on a per room basis at £85 per person, per week the potential income is £30,940 per annum. The property benefits from rear garden.

Situated Off Warwick Road in an established location close to local amenities, transport links and within walking distance to the University of Cumbria.

Cellar Two Rooms (potential to convert to self-contained flat).

Ground Floor 37 Vestibule, Entrance Hall, Hall, two Rooms, Lounge, Kitchen

First Floor (first level)

Bathroom, Separate WC 1 Room.

First Floor (second level) 37a

two rooms, Kitchen

Second Floor 1 Further room,

Lounge (or potential bedroom)
Bathroom/WC

Outside Rear Garden.



Note Please note Sutton Kersh have not carried out an internal inspection and all information has been provided by the vendors.