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**Let By**

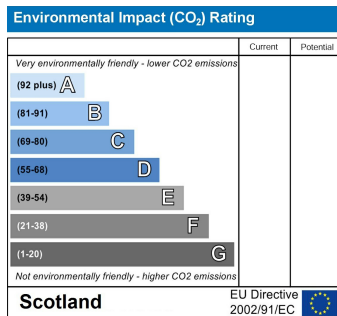
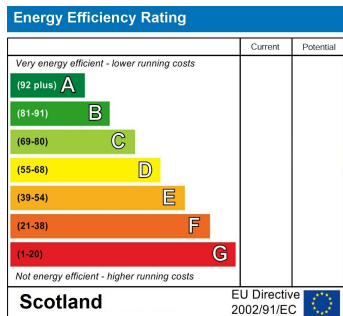
Empire Property are delighted to present to the market a rarely available three bed semi-detached property located on the desirable Carlise Road, Cleland. The property is conveniently located close to local amenities, travel links and schools.

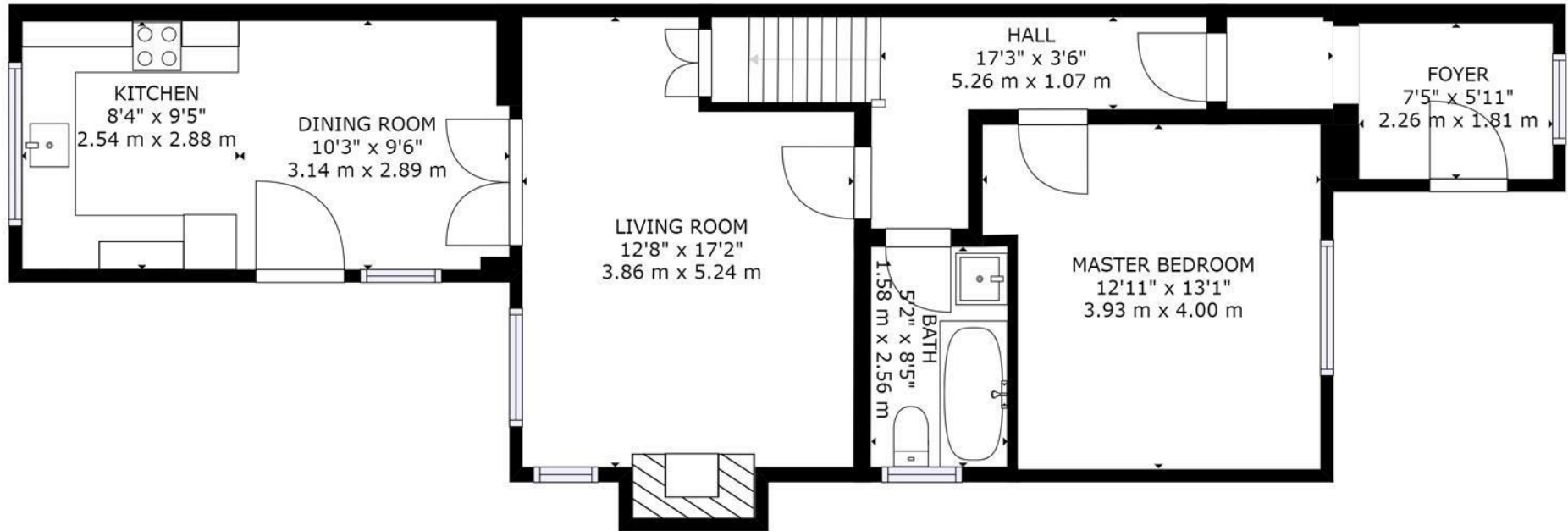
Ground floor the property boasts a welcoming entrance way, double bedroom, family bathroom, large living room with feature fireplace and open plan kitchen / diner with back door entrance to private garden.

1st floor the property boasts two double bedrooms.

Carlise Road has all the features and benefits of an older property such as high ceilings, large rooms, and character - with a modern twist added this property has the potential to make a stunning family home.

Further benefits are gas central heating, double glazing, driveway, and large garden.





FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 768 sq. ft, 71 m<sup>2</sup>, FLOOR 2: 401 sq. ft, 37 m<sup>2</sup>  
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 12 sq. ft, 1 m<sup>2</sup>  
 TOTAL: 1169 sq. ft, 109 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



