



3 bedroom semi-detached house for sale
19A Swan Street, Longtown, Carlisle, CA6 5UY



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Guide Price

£120,000

Description

We are delighted to present this spacious three bedroom semi-detached house which has been modernised throughout offering open plan living situated in the popular Cumbrian town of Longtown.

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle, CA6 5LY





KEY FEATURES

- Impressive fully modernised family home.
- Open plan kitchen / dining/ living accommodation with integrated appliances.
- Three double bedrooms, two with fitted wardrobes and the master with a new en- suite bathroom.
- Family bathroom upstairs and a W.C. downstairs.
- New combi boiler and bunded oil tank.
- The attic is fully boarded and shelved offering an abundance of storage.
- The back wall has recently been re-rendered and part of the roof replaced.
- Spacious private yard.
- On street parking.



19A Swan Street, Longtown, Carlisle, CA6 5UY

A beautifully presented semi-detached family home which has been fully modernised to simply move in.

House

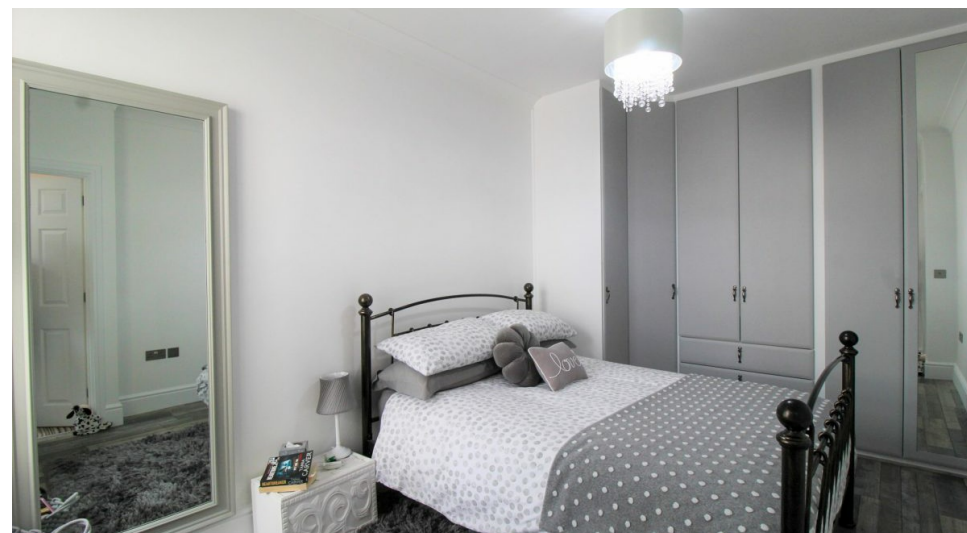
Entrance porch, open plan kitchen/ dining/ living room, cloakroom, WC, upstairs there are three double bedrooms, en-suite bathroom and family bathroom.

Outside

On road parking and front shared yard.

Situation

Situated on Swan Street close to the centre of Longtown with ample on road parking. Longtown benefits from town centre facilities to include primary school, doctors surgery, chemist, a variety of independent shops, supermarket, fuel station, hotel/pubs/takeaways and a cash machine. Longtown is situated on the A7, due North of Carlisle and M6 (J44). This is an ideal location for access to the local road network to include the A74M and the M6, together with the A75 from Gretna Westward into Dumfries and Galloway and for the A69 to the Northeast at Brampton.



The Accommodation

19A Swan Street is an impressive fully modernised home with open plan accommodation, generously sized rooms and a front yard. The property is within walking distance to shops and local amenities.

The front door opens into an entrance porch leading into the open plan kitchen/ dining/ living area, the modern kitchen benefits from fitted wall and base units and integrated appliances including a dishwasher, induction hob, electric cooker and extractor fan. The spacious living/dining area has an electric fireplace, useful under stairs cupboard and patio doors outside. The cloakroom is accessed off the living room providing additional storage and through into the downstairs W.C with a toilet and sink.

Upstairs there are three double bedrooms and a storage cupboard, the second bedroom and master bedroom have built in wardrobes and an en- suite shower room in the master. The family bathroom features a bath with shower head over, sink and toilet.

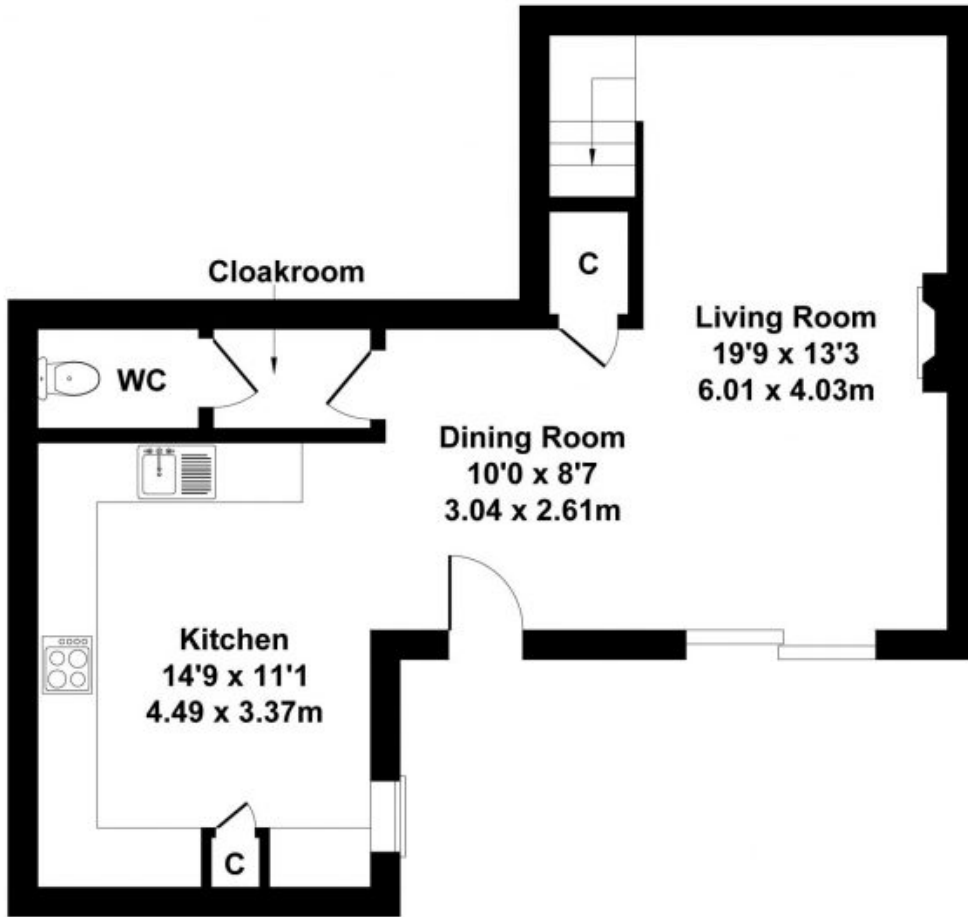
Outside to the front of the property there is a spacious enclosed shared yard with gates to the street and on road parking.

Viewings are recommended to appreciate the privacy of the property and standard of finish of the accommodation on offer.

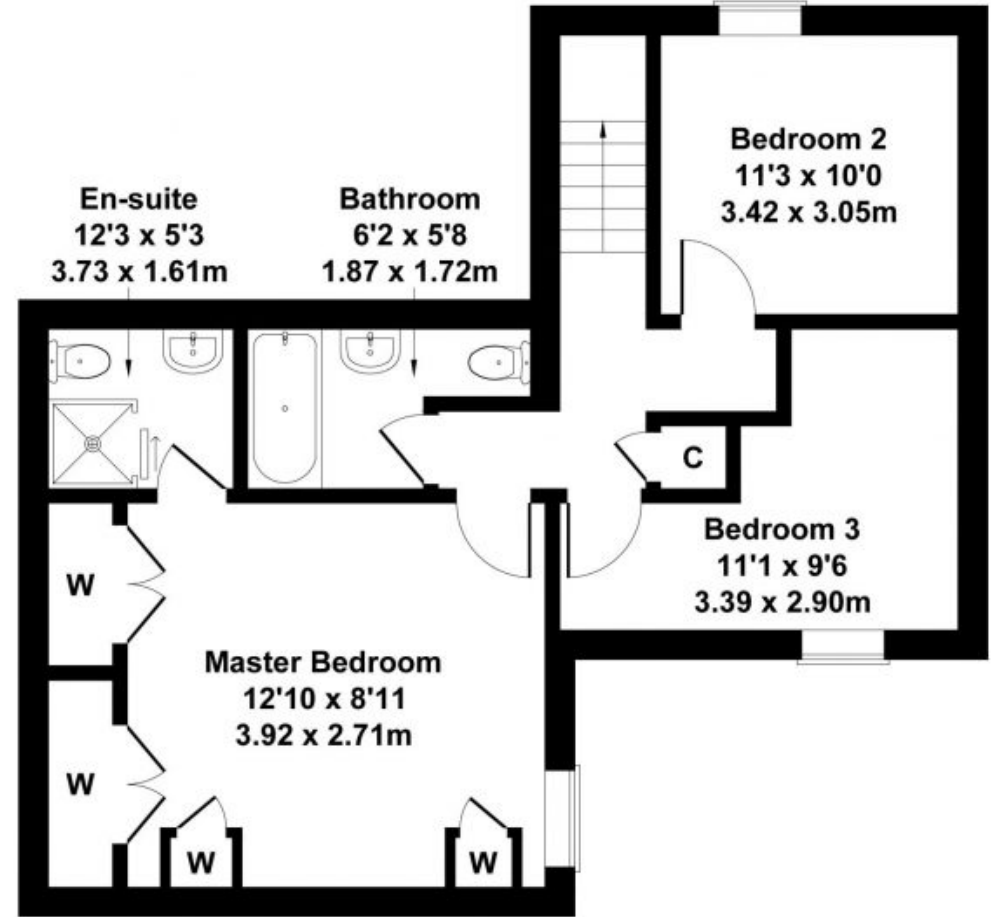


19 A Swan Street Longtown

Approximate Gross Internal Area
1098 sq ft - 102 sq m



GROUND FLOOR



FIRST FLOOR





Services: 19A Swan Street is serviced by mains water, electricity and mains drainage. The property benefits from oil central heating, an electric fire and double glazed windows.

EPC: C

Solicitors: Butterworths Solicitors. 24 Lowther St, Carlisle, CA3 8DA. Tel : 01228 593939.

Local Authority: Carlisle City Council, Civic Centre, Carlisle, CA3 8QG. Tel 01228 817000.

Council Tax: 19A Swan Street is within Carlisle City Council council tax band A.

Fixture and Fittings: All standard fixtures and fittings are to be included in the sale.

Matters of Title: The property is sold subject to all existing easement rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such easement rights and others.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

Viewing: Strictly by appointment only through the sole selling agents, C&D Rural Tel: (01228) 792299.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://instagram.com/cdrural).

Offers: The property is offered for sale by Private Treaty. Offers should be submitted to the Selling Agents. All genuinely interested parties are advised to note their interest with the Selling Agents immediately after inspection.





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