



Spacious 3 bedroom mid-terrace house
17A Albert Street, Longtown, CA6 5SF

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Guide Price

£100,000

Description

We are delighted to present this three bedroom spacious mid-terraced house situated in the popular Cumbrian town of Longtown. The property offers generous living space with a shared yard, private extensive garden and on street parking.

Selling Agents

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





KEY FEATURES

- 3 bedroom mid- terraced house with triple glazed windows.
- Spacious living accommodation with an open fireplace and laminate flooring.
- Modern kitchen/living room with fitted units and built in cupboards.
- Useful utility room with access to the rear of the property.
- Family bathroom with a jacuzzi bath.
- Three bedrooms, one with a fitted wardrobe.
- Rear shared yard with two coal sheds.
- Large private garden.
- Good investment opportunity.



17A Albert Street, Longtown, Carlisle, CA6 5SF

A well presented mid-terraced family home located in the popular Cumbrian town of Longtown, the property offers generous living space inside and out.

House: Entrance vestibule, living room, kitchen, utility room, bathroom, upstairs there are two double bedrooms and one single bedroom.

Outside: On road parking, large private garden, shared yard with the oil tank and access to two coal sheds.

Directions: For the benefit of those with satellite navigation the property's postcode is CA6 5SF.

Situation: Situated on Albert Street close to the centre of Longtown with ample parking on the street. 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

17A Albert Street is a well presented modern home with open plan accommodation, generously sized rooms and an extensive garden. The property is within walking distance to shops and local amenities.

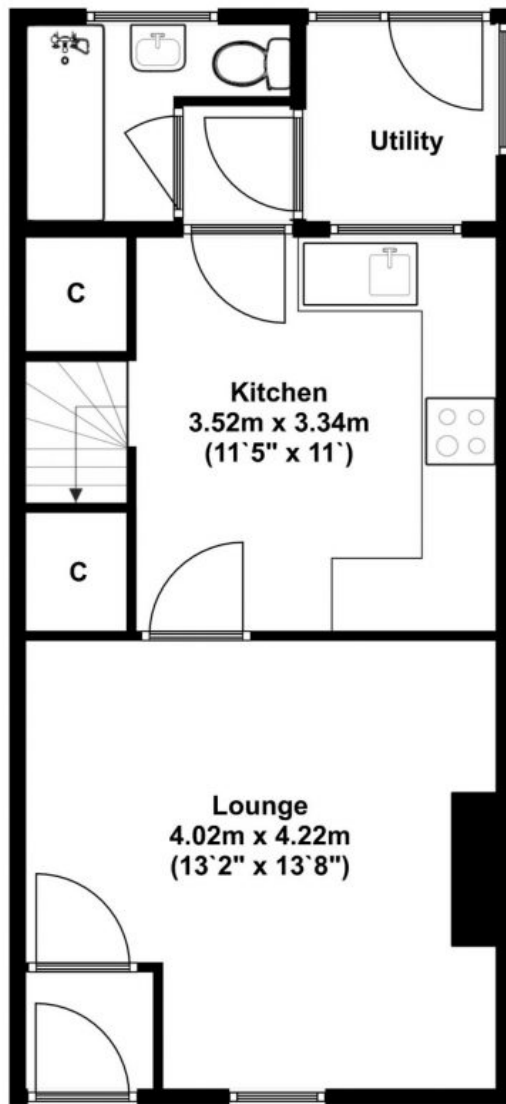
The front door opens into an entrance vestibule with a door to the spacious living room which benefits from an open fire place and a fitted cupboard. Through the living room the kitchen/dining room is accessed. The kitchen features base and wall units, a tiled floor, under stairs cupboard and airing cupboard. Off the kitchen the family bathroom and useful utility room are accessed. The bathroom comprises of a jacuzzi bath with electric shower above, WC and wash hand basin.

The stairs lead from the kitchen to the first floor where there are two good sized double bedrooms and one single bedroom, one bedroom has a large built in cupboard.

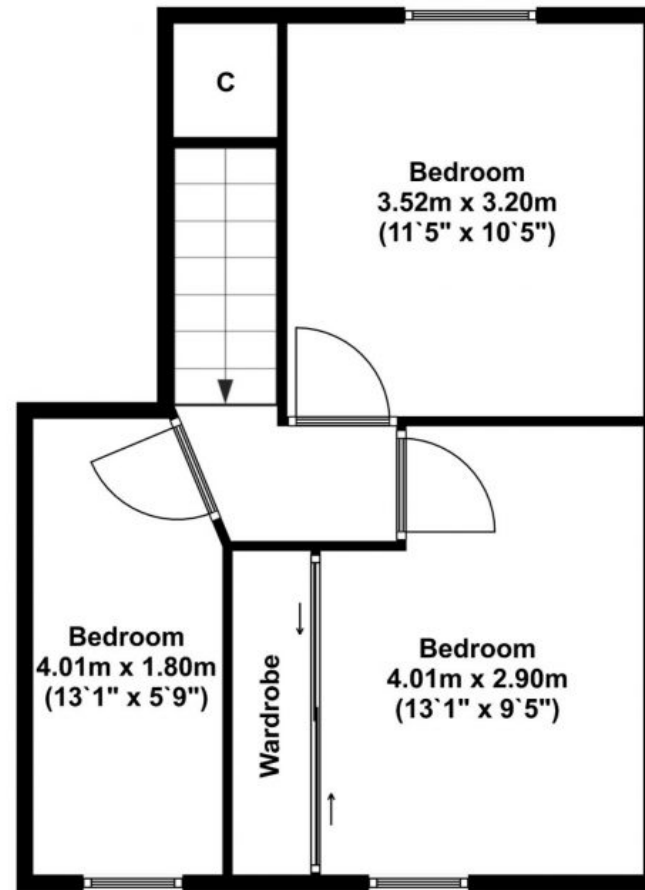
To the front of the property there is on road parking. To the back of the property, there is a shared yard where the oil tank and two coal sheds are located. A footpath belonging to a neighbouring property gives access to the large private garden, the garden is principally laid with grass, with some mature shrubs.

Viewings are recommended to appreciate the accommodation on offer.





Ground Floor



First Floor



Services: 17A Albert Street is serviced by mains water and electricity and mains drainage. The property benefits from oil central heating, open fire and triple glazed windows.

EPC: D

Solicitors: PHH Solicitors (Mr T Harrison dealing), 25 Poulton Street, Fleetwood, FY7 6LP.

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

Council Tax: 17A Albert 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.





Lakeside Townfoot Longtown
Carlisle CA6 5LY

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