



5 Old Road, Longtown, CA6 5TH

Guide Price £230,000



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Longtown, Carlisle

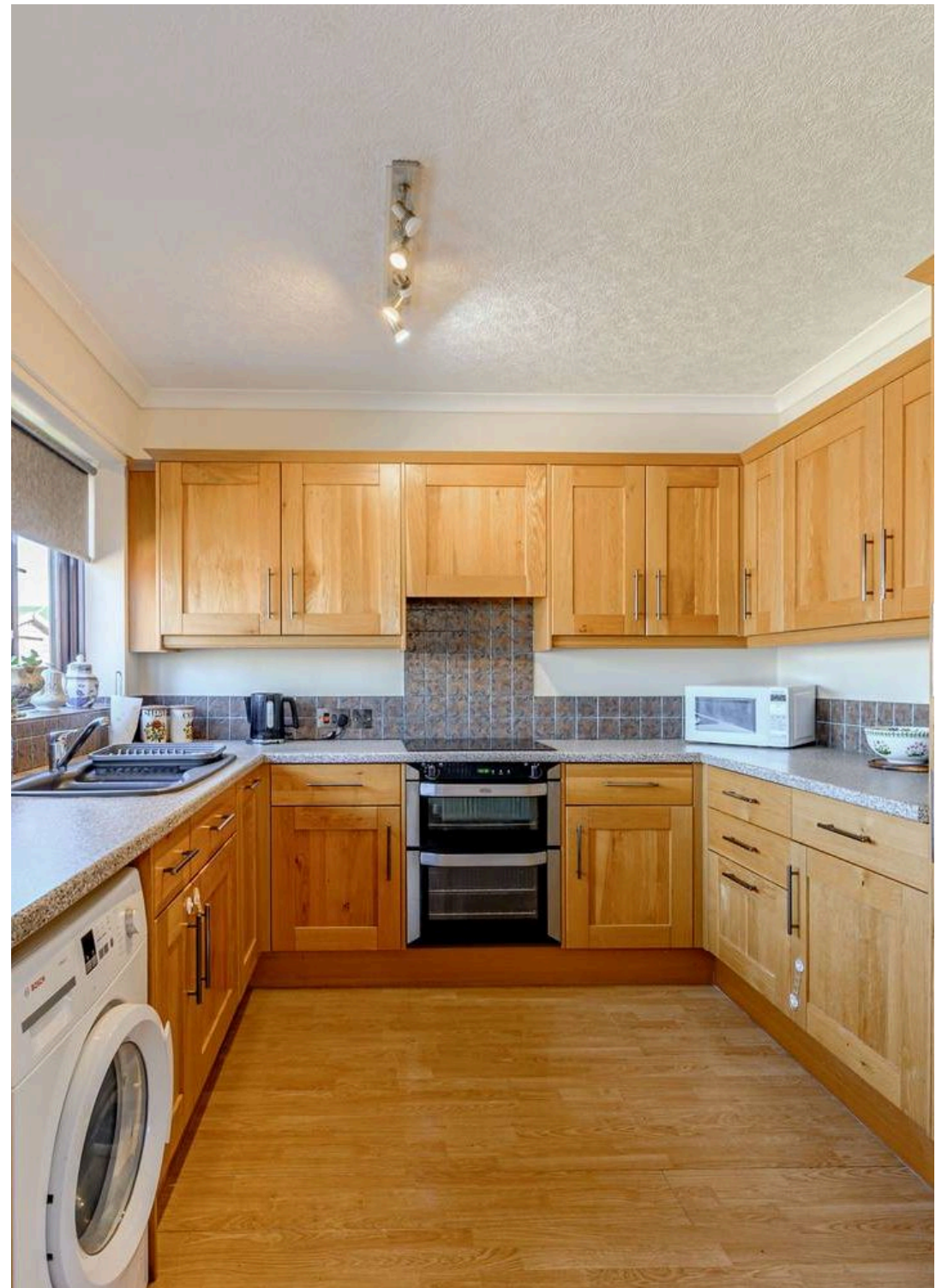
- Detached 3 bedroom bungalow
- Attached single garage
- Driveway parking and good sized easy to manage grounds
- Oil central heating and fully double glazed
- Popular commuter village location

Three bedroom detached bungalow with driveway, garage and landscaped gardens.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



5 Old Road, Longtown, Carlisle, CA6 5TH

5 Old Road is a modern and delightful three-bedroom detached bungalow benefitting from spacious accommodation and gardens to the front and rear. Located in a desirable area, it offers comfortable family living with easy access to local amenities and transport links.

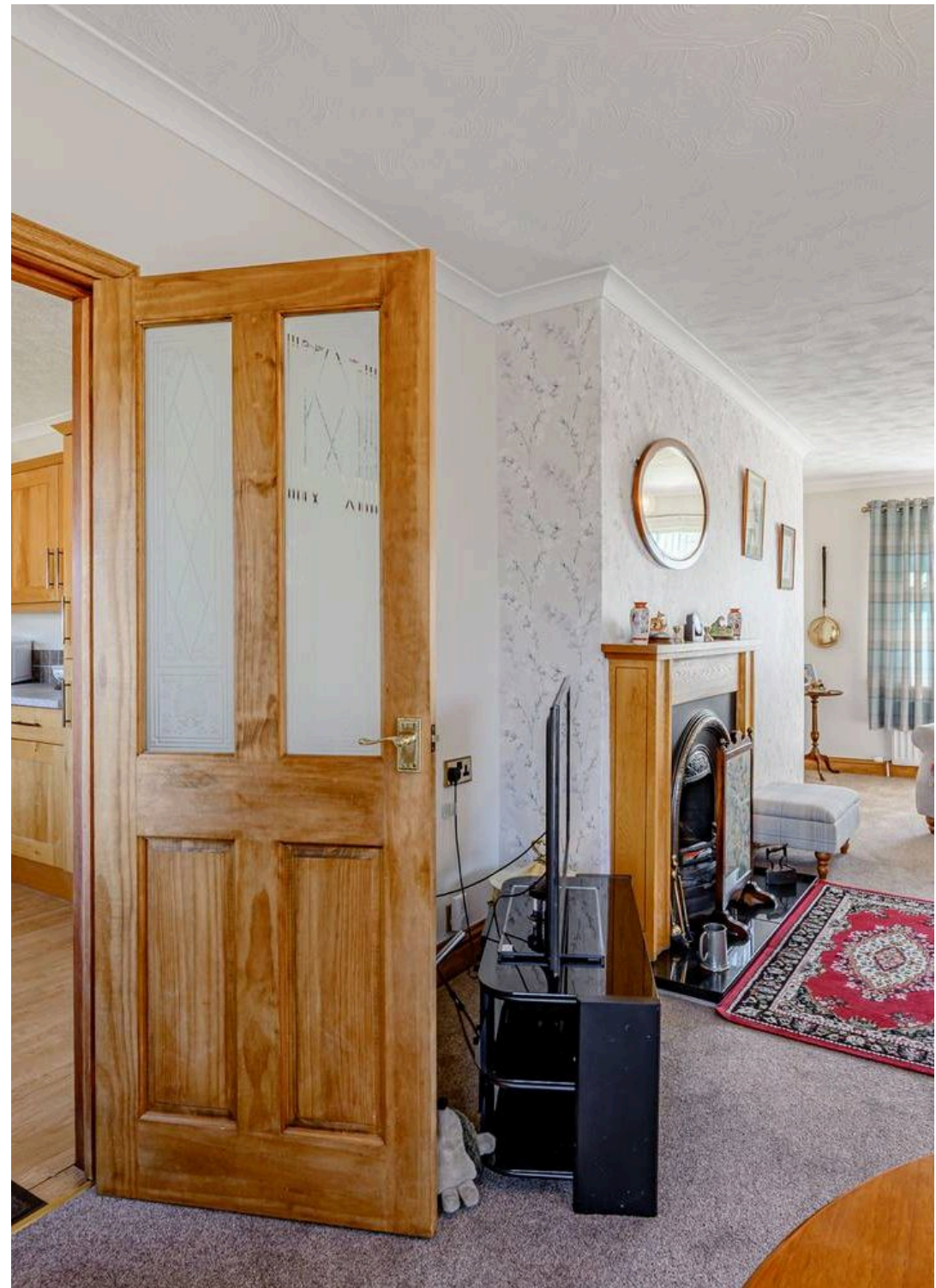
The Accommodation

Perfect for buyers looking for accessible accommodation, the front door leads to the central hallway with useful storage cupboards and providing access to the all rooms. There is a spacious lounge with an open fire and double doors leading into the garden. The kitchen includes space and plumbing for a washing machine, and has integrated fittings, including, fridge/freezer, dish washer, electric oven, grill and hob. The kitchen is complimented with timber wall and floor units, timber floor and neutral decorated walls and coloured tiles. The kitchen also has a rear door to the garden area.

There are three double bedrooms, one with mirrored fitted wardrobes. The bathroom has a corner bath, shower cubicle with electric shower, W/C and wash hand basin, with part tiled walls.

Externally there is parking available for two vehicles and an attached single garage with an up and over door and housing the oil fired boiler. The flat roof on the garage was replaced around 5 years ago.

The gardens are easily managed with lawn to the front and rear. There is a large flagged area at the rear, ideal for entertaining, with raised beds. The rear boundary fence has been replaced recently and offers a good level of privacy. The garden shed has been removed, but the concrete base remains for a new shed to stand on.



Situation

The property is located on Old Road, close to the centre of Longtown, with a good array of local amenities, including a primary school, doctors' surgery, pharmacy and various shops.

Carlisle, around 7 miles away, offers more amenities and employment opportunities.

Secondary schools are accessible in the surrounding areas, with bus routes facilitating transportation.

5 Old Road is the perfect home for someone searching for a turn-key condition property, with spacious accommodation and therefore viewings are recommended to appreciate what this property has to offer.



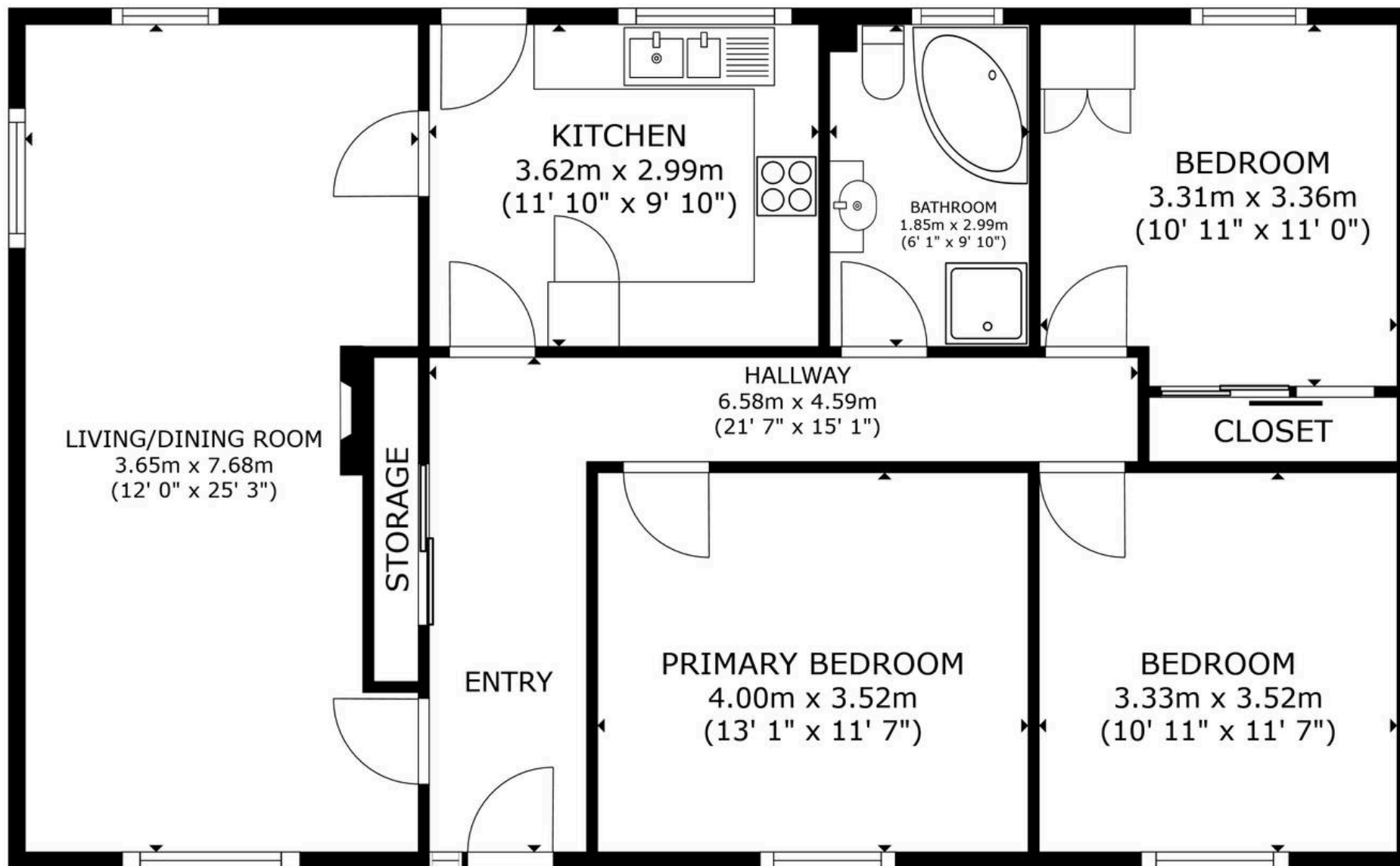












FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 97.9 m² (1,053 sq.ft.)
TOTAL : 97.9 m² (1,053 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing easements, 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 matters.

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

EPC Rating: D

Services: The property is served by mains water, mains electricity, mains drainage and oil central heating.

Broadband: We understand that broadband is available at the property and the mobile signal is good.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

Offers: Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

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.

Local Authority: Cumberland Council, Civic Centre, Rickergate, Carlisle CA3 8QG. Tel: 01228 817200. The house is in Council Tax Band C.

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).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



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2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.