



2 Bedroom Semi- detached House  
1a Albert Street, Longtown, Carlisle, CA6 5SF

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Offers over  
£87,000

## Description

A two bedroom well presented semi- detached house situated in the popular Cumbrian town of Longtown. The property has plenty to offer for first time buyers including a large conservatory, spacious living and dining room, off road parking and private well maintained garden.

## Selling Agents

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







## KEY FEATURES

- 2 Bedroom Semi Detached House
- Spacious Living / Dining Room
- Recently renovated kitchen
- Conservatory overlooking the garden
- Well maintained private garden with a decking area and garden shed
- Off Road Parking



## 1a Albert Street, Longtown, Carlisle, CA6 5SF

*A well presented 2 bedroom semi-detached house located in the popular Cumbrian town of Longtown, the property offers generous living space inside and out.*

**House:** Entrance hallway, living room, kitchen, conservatory, upstairs there are two double bedrooms and a family bathroom.

**Outside:** Off road parking, garden, decking and garden shed.

**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:** 1a Albert Street is a well presented modern home with open plan accommodation, generously sized rooms and well maintained garden.

Upon entering the property through the front door, an entrance hallway leads to the stairs to the first floor and and downstairs to the spacious living room. There are french doors from the living room opening up into the bright conservatory and also a door leading into the modern kitchen, the kitchen features base and wall units and plumbing for a washing machine. There are also double french doors from the conservatory leading out onto the well maintained garden and decking area.

Back through to the entrance hallway, the staircase takes you upstairs onto the landing where there are two good sized double bedrooms and family bathroom, One bedroom has a built in wardrobe and the second bedroom has a cupboard housing the water tank. The bathroom comprises a bath with overhead shower, WHB and WC.

**Outside:** To the front of the property there is a driveway providing off road parking and access to the back of the house. To the back of the property, there is a large garden with a lawned space and paved path to the garden shed. There is a decking area at the back, useful for garden furniture. The wall and fence surrounding the garden provides a low maintenance, private space.







**Services:** 1a Albert Street is serviced by mains water and electricity and mains drainage. The property benefits from oil central heating, electric fire and UPVC windows.

**EPC:** E

**Solicitors:** Atkinson Ritson (Lynette Sharp), Fisher Street, Carlisle, CA3 8RW. Tel: 01228 525221

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

**Council Tax:** 1a 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.

**Easements, burdens and wayleaves:** 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 easement rights and others.

**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](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://facebook.com/cdrural) and Instagram on [@cdrural](https://instagram.com/cdrural).

**Money Laundering Obligations:** As part of the new Money Laundering Regulations relating to the sale of the property, we as Selling Agents are obliged to carry out Customer Due Diligence checks on any Purchaser prior to a transaction being completed. Anyone wishing to offer to purchase the property must provide us with proof of identity prior to an offer being made.

**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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