



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Kingstown Road, Carlisle, CA3 0BW

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## Asking Price: £100,000

Fantastic Opportunity! For the buyer searching for a property you can move straight into and make your own! The property will suit a variety of buyers and is situated to the North of the city in the popular Kingstown area.

The deceptively spacious accommodation briefly comprises of Entrance Hall, Living Room, Dining Kitchen, Utility, 2 Bedrooms and Bathroom. With the benefit of Central Heating, Double Glazing (excl utility) and 2 outside stores.

Offered to the market with no onward chain, a viewing is imperative to appreciate the property and location.

Contact Hunters today to arrange your viewing!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

### ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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**ENTRANCE HALL****LIVING ROOM**

4.44m (14' 7") x 4.39m (14' 5")

Dual aspect reception room.

**DINING KITCHEN**

4.47m (14' 8") x 2.95m (9' 8")

Incorporating fitted base and wall units with complimentary work surface over, free standing cooker, fridge and freezer, sink unit and under stair storage cupboard,

**UTILITY/PORCH****LANDING****BEDROOM 1**

4.11m (13' 6") x 3.40m (11' 2")

Front facing bedroom with built in storage cupboard housing the central heating boiler.

**BEDROOM 2**

2.97m (9' 9") x 2.57m (8' 5")

Rear facing bedroom.

**BATHROOM**

2.11m (6' 11") x 1.88m (6' 2")

Incorporating 4 piece suite comprising of shower cubicle, panelled bath, sink unit and WC.

**PLEASE NOTE**

We would like to advise prospective buyers the property has 2 outhouse with access provided over the courtyard of 252. The property has previously experienced damp which is now believed to be resolved.

**ROOM****VIEWING ARRANGEMENTS**

By Appointment With: Hunters

Tel: 01228 584249

**OPENING HOURS:**

Monday - Friday: 9am - 5:30pm

Saturday: 9am - 4pm

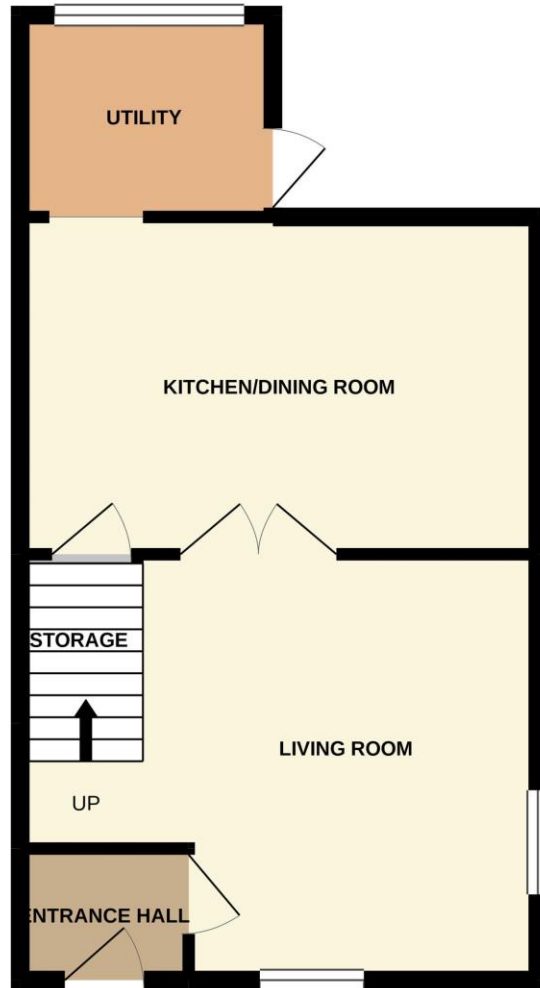
**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

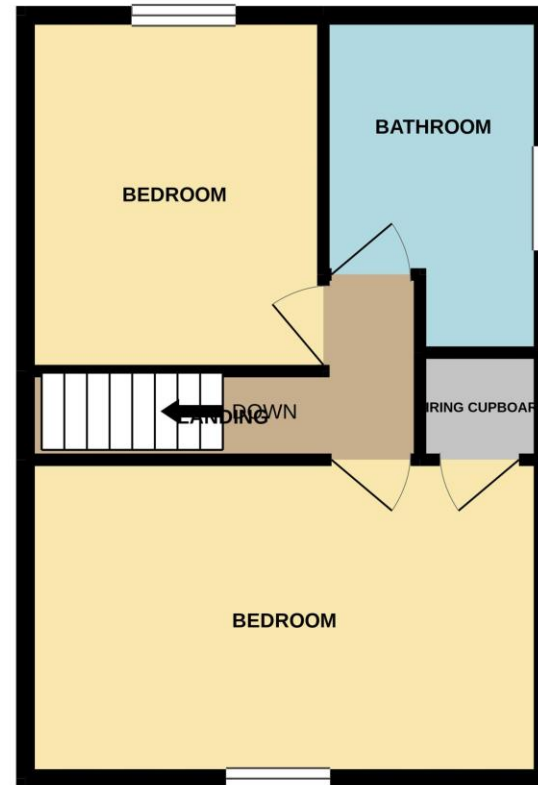
**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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