



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

Scalegate Road, Carlisle, CA2 4PR

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# Scalegate Road, Carlisle, CA2 4PR

Guide Price: £110,000

Property launch and live stream Friday 7th January 10:30am- 12 noon, please contact the office to organise your virtual or physical viewing.

NO CHAIN AND PARK VIEWS!!! Perfect for dog owners as it is minutes away from the ever popular Hammonds Pond. This semi detached home is situated in a cul de sac setting with parking. With 2 double bedrooms and a generously sized garden it is sure to sell quick.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	68   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.

Hunters 6 Abbey Street, Carlisle, CA3 8TX | 01228 584249  
carlisle@hunters.com | www.hunters.com

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**ENTRANCE HALL****LIVING ROOM****KITCHEN BREAKFAST ROOM**

Integrated fridge freezer.

**FIRST FLOOR LANDING****BEDROOM 1****BEDROOM 2****BATHROOM****EXTERNALLY**

Parking to front and a generously sized rear garden with park views.

**VIEWING ARRANGEMENTS**

By Appointment With: Hunters

Tel: 01228 584249

**OPENING HOURS:**

Monday - Friday: 9am - 5:30pm

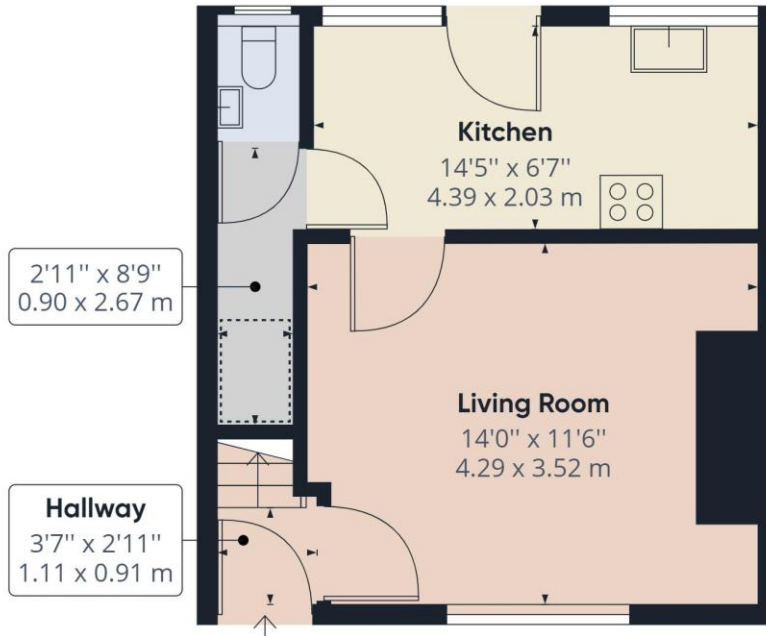
Saturday: 9am - 4pm

**THINKING OF SELLING?**

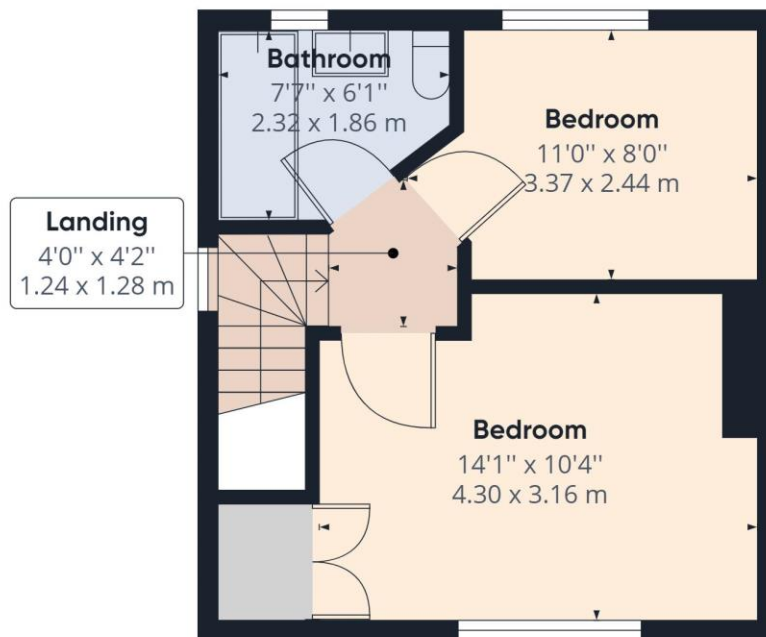
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national 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 Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

591.30 ft<sup>2</sup>

54.93 m<sup>2</sup>

**Reduced headroom**

9.69 ft<sup>2</sup>

0.90 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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