



Criffel View

Cummersdale, Carlisle, CA2 6BD

Offers In The Region Of £270,000



- Beautiful Semi-Detached House
- Bay Fronted Living Room with Multi-Fuel Stove
- Three Bedrooms (Two Double, One Single/Study)
- Beautiful Rear Gardens
- Highly Sought After Location

- Charming & Characterful Throughout
- Kitchen & Dining Room
- First Floor Family Bathroom
- Attached Garage & Off Road Parking
- EPC - D

Cummersdale, Carlisle, CA2 6BD

Offers In The Region Of



Rarely does an opportunity arise to purchase a beautiful and characterful property, prominently situated within the highly sought after location of Cummersdale. Complete with two reception rooms, three bedrooms, attached garage and the most beautiful rear gardens, this property is truly a home you could live happily ever after in. Subject to relevant permissions and inspection, the property could be extended to the side or rear elevation to increase the internal accommodation. Viewing comes highly recommended.

The accommodation briefly comprises entrance hall, hallway, living room, dining room and kitchen to the ground floor with a landing, two double bedrooms, one single bedroom/study and bathroom on the first floor. Externally the property has an attached garage, off road parking and front and rear gardens. Gas central heating and double glazing throughout. EPC - D and Council Tax Band - C.

Situated within Cummersdale on the outskirts of Carlisle, the convenience of the location is exceptional with easy access both into and around the city. The village itself has amenities including Cummersdale School for the little ones, village hall, play park and the Spinners Arms for the grown-ups to enjoy. A five minute drive will put you directly in the Historic City Centre with its many attractions, amenities and commuting links or within a two minute drive, you are on the Western City Bypass which provides direct access to the A595, A69 and M6 motorway. For everyday living, local amenities including shops and supermarkets can be reached within a short drive or walk.

ENTRANCE HALL

Entrance door in from the front with internal 15-pane full-glazed door to the hallway. Feature tiled floor.

HALLWAY

Internal doors to the living room and dining room. Radiator and stairs to the first floor.

LIVING ROOM

Double glazed bay window to the front aspect, radiator and feature multi-fuel stove inset within the chimney breast with stone surround and hearth.

DINING ROOM

Double glazed window to the rear aspect, radiator and open fireplace with surround.

KITCHEN

Fitted kitchen with a range of base, wall and drawer units with worksurfaces above. Space for freestanding cooker, space and plumbing for both washing machine and dishwasher, space for tumble drier and space for fridge freezer. One bowl stainless steel sink with mixer tap, radiator, under-stairs store with lighting internally, double glazed window to the rear aspect and external door to the rear.

LANDING

Split-level landing with internal doors to three bedrooms, bathroom and store housing the gas boiler. Freestanding wardrobe with double sliding doors.

BEDROOM ONE

Double bedroom complete with double glazed window to the rear aspect, radiator, built in wardrobe and built in storage cupboard.

BEDROOM TWO

Double bedroom complete with double glazed window to the front aspect and radiator.

BEDROOM THREE / STUDY

Single bedroom/study complete with double glazed window to the front aspect and radiator. Currently used as a study.

BATHROOM

Three piece suite comprising WC, wash hand basin and bath. Two double glazed windows, obscured double glazed window and radiator.

ATTACHED GARAGE

Manual up and over garage door to the front with pedestrian access door to the rear. Power and lighting internally.

EXTERNAL

To the front of the property is off road parking for one vehicle along with a mature front garden. The rear

garden is enclosed benefitting a large hardstanding area, lawned garden with mature borders, decked seating area with pergola over and two attached outbuildings, one with power and lighting. External cold water tap to the rear.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - start.rivers.jeeps

Floorplan





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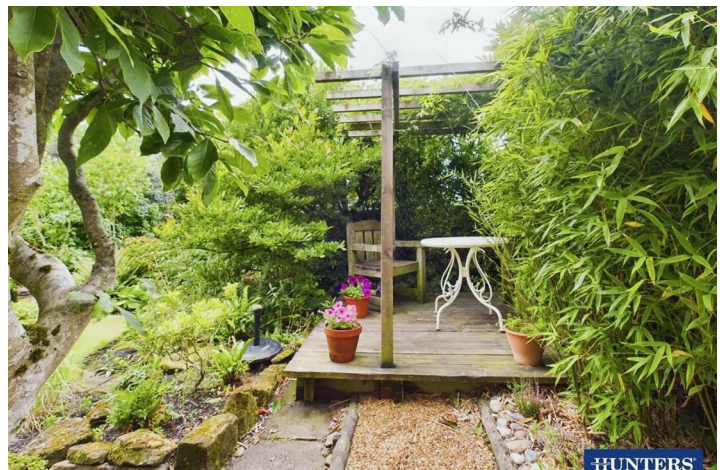
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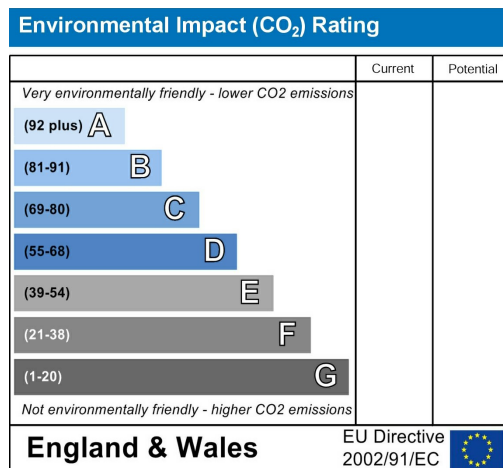
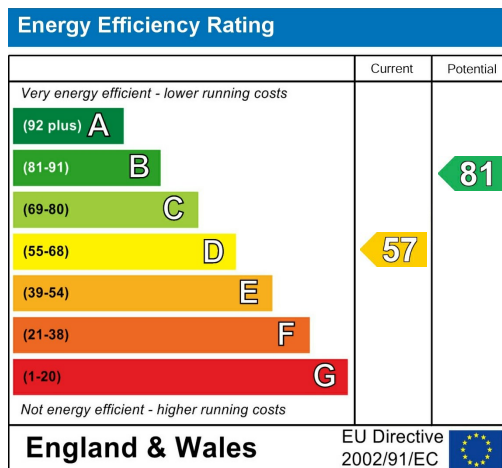
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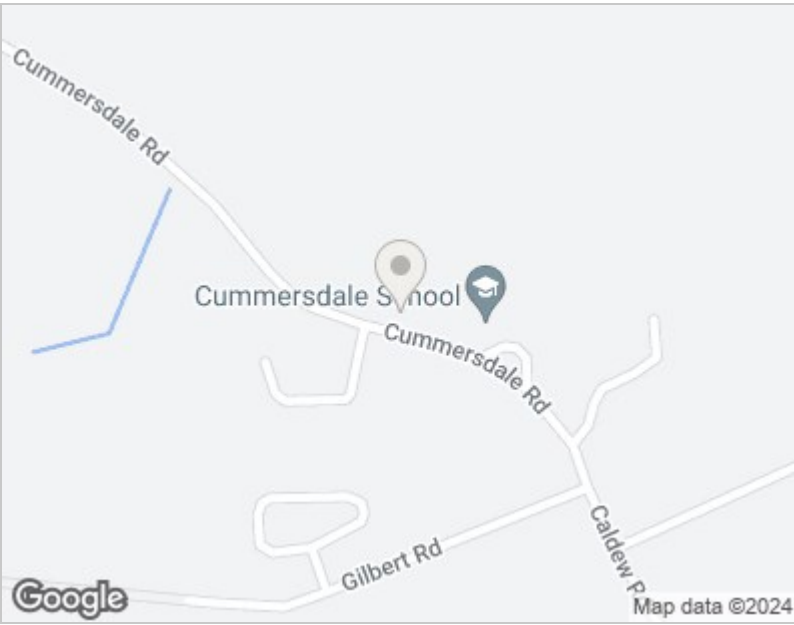
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



HUNTERS[®]

HERE TO GET *you* THERE

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. **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.

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