



Percy Road

Carlisle, CA2 6ES

£135,000



- Bay-Fronted Semi-Detached House
- Convenient Residential Location
- Three Bedrooms
- Front & Rear Gardens
- Viewing Highly Recommended
- Period Features Throughout including Stripped Floorboards & Original Internal Doors.
- Two Reception Rooms
- Family Bathroom
- On-Street Parking
- EPC - D and Council tax band - B

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NO CHAIN - This charming bay-fronted semi-detached home is peacefully situated at the head of a cul-de-sac within Percy Road and provides the new owners a property which has excellent scope for further improvement over time. Being just off Dalston Road, the location is excellent with ease of access to many amenities and transport links. With two receptions, three bedrooms and attractive gardens, the property will appeal to a wide range of buyers. Contact Hunters to schedule your viewing today!

The accommodation, which retains many of its original period features including stripped floorboards and original internal doors, briefly comprises: hallway, two reception rooms and kitchen to the ground floor with a landing, three bedrooms and bathroom on the first floor. Externally there is an easily maintained garden area to the front and a generous peaceful rear garden with pleasant outlook and private patio area. Ample on-street parking available. Gas central heating and double glazing. EPC - D and Council Tax Band - B.

With generous gardens, there is ample space to extend the property, subject to relevant planning and permissions, which you could do without impacting the outside space.

Percy Road, just off Dalston Road, enjoys excellent access both into and out of the city. Within a five minute drive or a fifteen minute walk you can be in the Historic City Centre or if you require the Western City Bypass a five minute drive via Peter Lane takes you directly there, which further links you to the A595, M6 Motorway J44 and the A69. For the amenities, shops and supermarkets are all within walking distance and for bars and restaurants, these can be found within the city centre. For family buyers, highly reputable Infant, Primary and Secondary schools are all close by.

Entrance Hall

Provides access to the living room, day room and kitchen and also to the stairs leading to the first floor. There is a small understairs cupboard for storage.

Living Room

11'2" x 10'11" (3.42m x 3.34m)

With a bay window to the front elevation and stripped floor boards.

Day Room

13'5" into bay x 10'10" (4.1m into bay x 3.32m)

The second reception is located to the rear of the house and could have multiple uses, as a dining room, sitting room, or as a day room connecting the house with the garden via the doors into the bay. It is connected to the kitchen via a breakfast bar and opening which enhances the feeling of space in the kitchen itself. The room could be opened up fully and house a kitchen diner subject to building regulations.

Kitchen

6'11" x 6'3" (2.11m x 1.91m)

A compact kitchen which is thoughtfully laid out and comprises of a range of units at base and wall level and with contrasting work surfaces over and tiled to the splash areas. Integral appliances include an electric oven, electric grill, ceramic hob with extractor fan over and a stainless steel sink and drainer. There is a pantry with space to place a tall fridge with freezer compartment (and there is additional space in one of the brick outhouses for a bigger freezer), an external door to the side garden, and an opening above the breakfast bar looking into the day room.

First Floor Landing

Accessed from the stairs leading from the entrance hall. Provides loft access.

Bedroom One

11'6" into bay x 10'3" (3.52m into bay x 3.14m)

A double bedroom looking out to the rear garden, with stripped floorboards and wardrobe storage.

Bedroom Two

11'9" into bay x 10'4" (3.59m into bay x 3.15m)

A second double room looking to the front elevation.

Bedroom Three

6'4" x 5'0" (1.95m x 1.54m)

Single bedroom, dressing room, home office or nursery.

Family Bathroom

7'0" x 5'6" (2.14m x 1.69m)

Comprising of 3-pieces with a a pedestal wash-hand basin, WC, and bath with thermostatic shower over. There is an attractive original drawer and shelving cabinet built into the recess.

OUTSIDE

The property is located at the head of a small cul-de-sac with plenty of space for on-road parking.

Gardens

The front garden is low maintenance with gravel and some planting, while to the rear is a superb garden with patio areas, a lawn, borders with mature plants and shrubs and all being secure and gated. A wonderful place to entertain and relax.

Outbuildings

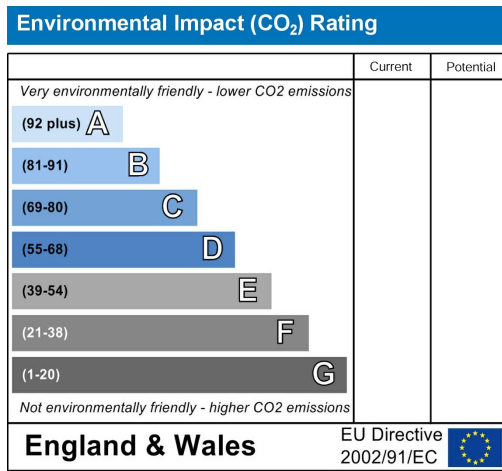
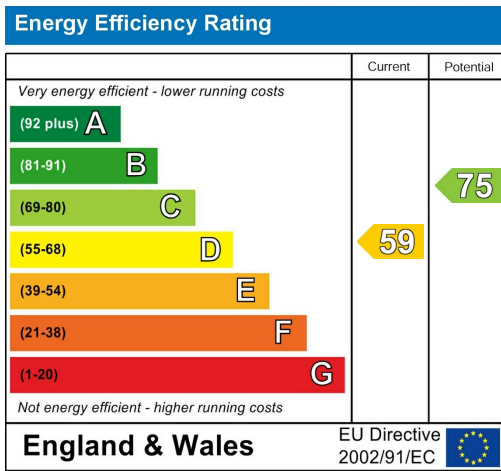
There is a stone built attached outhouse with two spaces, one with power and ideal to locate a freezer and washing machine (plumbing in place) while the other is perfect for storing away garden tools and a lawn mower. There is also a coal house and a timber framed shed.







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



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