



## Troutbeck Drive

Carlisle, CA2 7TE

£130,000



- Immaculately presented and extended
- Spacious lounge and Dining Kitchen
- Gardens and off street parking
- Double Glazing and Central Heating
- Energy Rating C

- 2 Double bedrooms
- Ground floor WC
- Open aspect to the front
- Viewing highly recommended
- Council Tax Band A

# Troutbeck Drive

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An immaculately presented and extended end link house situated in a popular location to the West of Carlisle. A great First Time Buyer purchase, the accommodation is ready to move straight into and briefly comprises; entrance hall, spacious lounge with open aspect to the front, WC and dining kitchen to the ground floor, with 2 double bedrooms and a bathroom to the first floor. Outside there are gardens and off street parking to the rear with a large shed and outbuilding. Double glazing and central heating throughout. Viewing highly recommended to appreciate.

## Entrance Hall

### WC

Fitted WC and wash hand basin, obscured double glazed window and radiator.

### Lounge

18'07" x 11'02" (5.66m x 3.40m)

2 Double glazed windows and 2 radiators.

### Dining Kitchen

18'08" x 11'05" (5.69m x 3.48m)

Fitted wall and base units, integrated double oven and hob with extractor hood over, sink and drainer, tiled splash backs, integrated dishwasher and plumbing for a washing machine, radiator, double glazed window and door leading out to the rear of the property.

## FIRST FLOOR

### Landing

Double glazed window and loft access.

### Bedroom 1

13'01" x 8'11" (3.99m x 2.72m)

Built in wardrobes to one wall, double glazed window, radiator and over stairs storage cupboard.

### Bedroom 2

9'10" x 9'05" (3.00m x 2.87m)

Double glazed window, radiator and built in storage cupboard.

### Bathroom

6'04" x 5'05" (1.93m x 1.65m)

Fitted bath with shower over, WC and wash hand basin, tiled walls, extractor fan, radiator and obscured double glazed window.

## OUTSIDE

The front has open aspect over a playing field, lawned garden and block paving leading down the side and to the rear. To the rear is block paved area providing on site parking and a good size shed/storage.

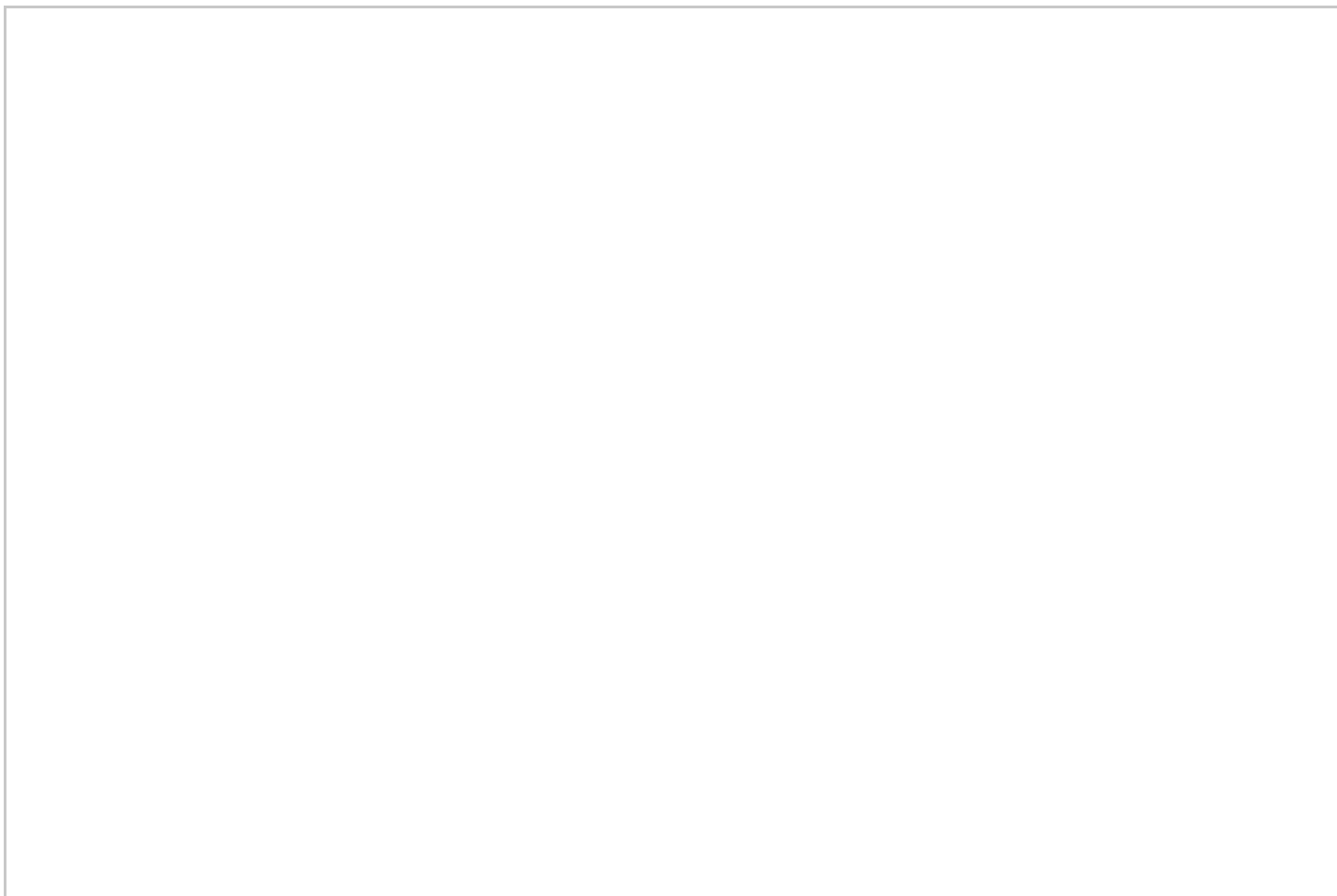
### Outbuilding

7'0" x 4'11" (2.13m x 1.50m)

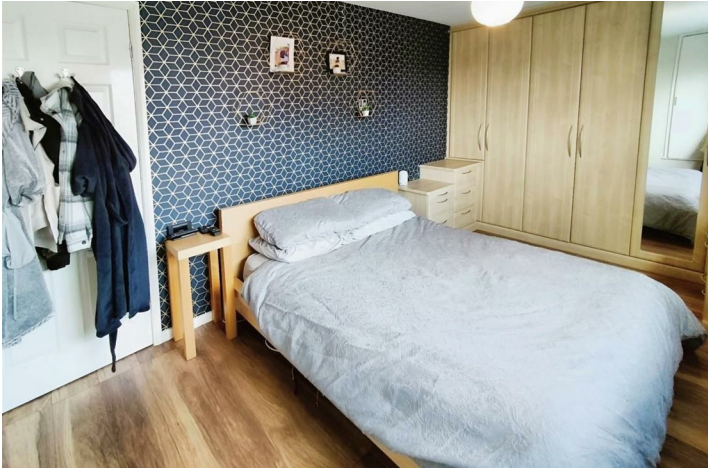
With power and lighting.



# Floorplan



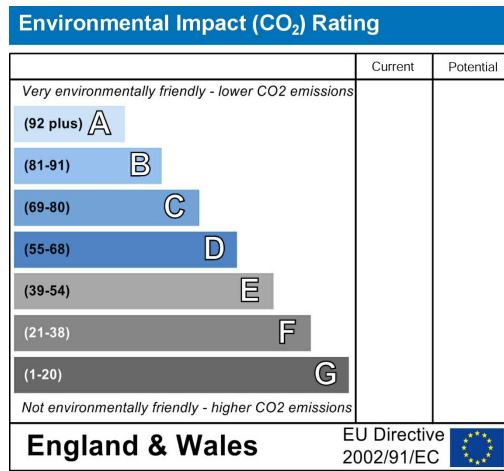
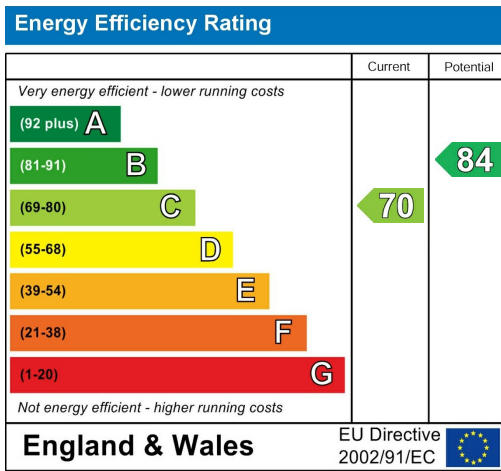








### Energy Efficiency Graph



### 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





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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