



Cavaghan Gardens

Carlisle, CA1 3BY

Guide Price £165,000



- A well presented semi detached house
- Dining Kitchen with French doors out to the rear garden
- Parking and gardens
- Viewing recommended with no onward chain
- Council Tax Band C
- Four Bedrooms
- Popular Convenient location
- Double Glazing and Central Heating
- Energy Rating C

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REDUCED TO SELL *** A modern and well presented four bedroomed semi detached house situated in a popular residential location just off London Road. The accommodation is ready to move into and briefly comprises; entrance hall, WC, lounge and kitchen diner to the ground floor, with 4 bedrooms and a bathroom to the first floor. Outside there is off street parking for two vehicles. Double glazing and central heating throughout. Viewing highly recommended with no onward chain.

Located to the South of Carlisle the property is within easy reach of many local conveniences, including shops, supermarkets and schools. For transport connections, the M6 motorway J42 is reachable within five minutes' drive with regular bus routes passing close by. Carlisle Train Station which offers high speed rail links both North and South can be found within the city centre.

Entrance Hall

Radiator.

WC

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

Lounge

17'82" x 12'19" (5.18m x 3.66m)

2 Double glazed windows, 2 radiators and stairs leading up to the first floor.

Dining Kitchen

14'98" x 10'68" (4.27m x 3.05m)

Fitted wall and base units, integrated gas hob with electric oven and extractor hood, boiler in cupboard, sink and drainer, plumbing for washing machine, built in storage cupboard and understairs storage, radiator, double glazed window and double glazed French doors leading out to the rear garden.

FIRST FLOOR

Landing

Double glazed window.

Bedroom 1

12'88" x 8'56" (3.66m x 2.44m)

Double glazed window, loft access, radiator and built in wardrobe.

Bedroom 2

9'97" x 8'53" (2.74m x 2.44m)

Double glazed window, radiator and built in wardrobe.

Bedroom 3

7'19" x 6'20" (2.13m x 1.83m)

Double glazed window and radiator.

Bedroom 4

7'91" x 6'22" (2.13m x 1.83m)

Double glazed window and radiator.

Bathroom

7'66" x 5'37" (2.13m x 1.52m)

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

OUTSIDE

The front is low maintenance with off street parking. To the rear is an enclosed lawned garden with patio area, decked seating area, a shed and side gated access.

LEASEHOLD

The property is leasehold and there is an annual fee to pay. Please contact the office for further details.

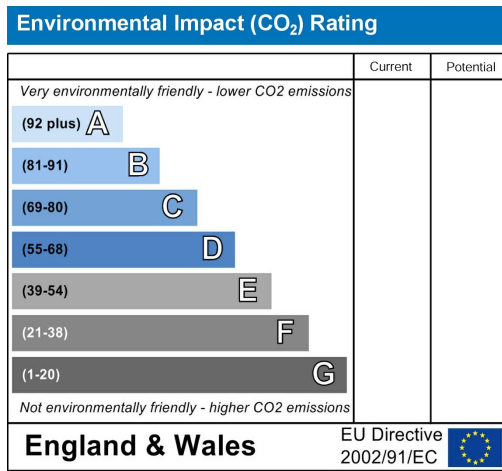
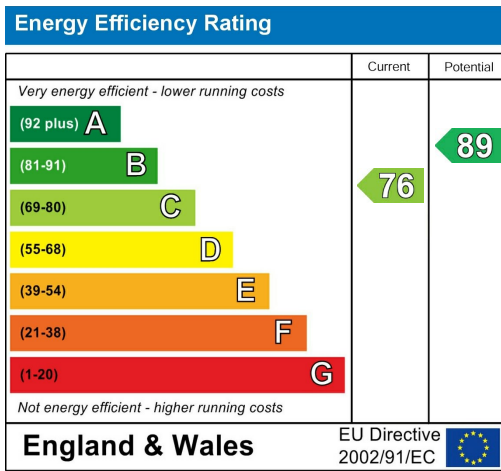
Floorplan







Energy Efficiency Graph

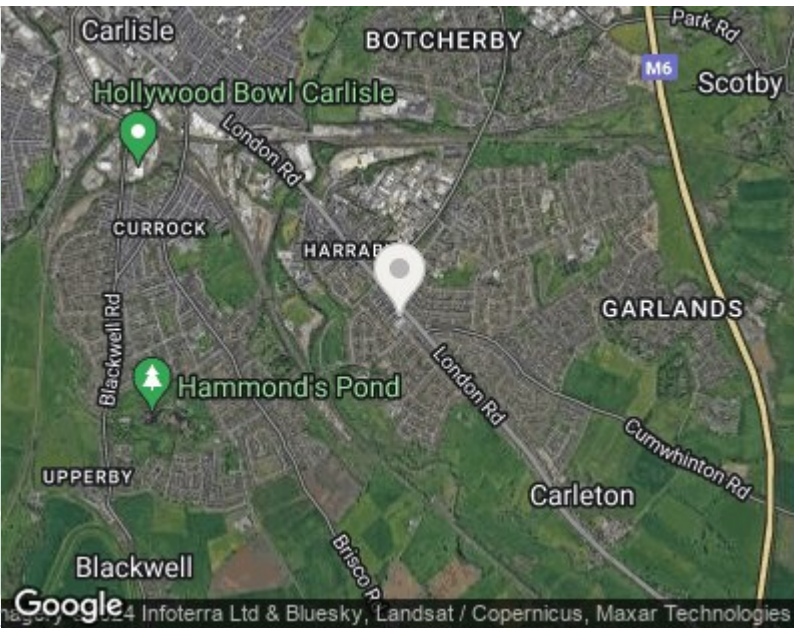


Viewing

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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