

HUNTERS[®]

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Walkmill Crescent

Carlisle, CA1 2WF

Guide Price £240,000



- Extended Detached Family Home
- Spacious Open Plan Living Room & Sunroom
- Three Bedrooms with Master En-Suite
- Landscaped Gardens including Ornamental Pond
- Gas Central Heating & Double Glazing Throughout
- Beautifully Presented & Maintained Throughout
- Kitchen & Study
- Luxury Family Bathroom & Downstairs WC/Cloakroom
- Off-Road Parking & Garage
- EPC - C

Tel: 01228 584249

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Having been extended by the current owners to include an exceptional open plan living room and sunroom, this detached home is offered to the market in a true move-in condition and makes for a perfect family home. Conveniently located to the East of Carlisle within a popular residential development, the property boasts excellent space for family living both internally and externally. A viewing is imperative to appreciate the quality, space and aspect.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises hallway, open living room/sunroom, study, kitchen and WC/cloakroom to the ground floor with a landing, three bedrooms, master en-suite and family bathroom on the first floor. Externally the property has gardens to the front and side elevations with off-road parking and garage. EPC - C and Council Tax Band - C.

Located just off Warwick Road, to the East of Carlisle within a popular residential location, the property is within easy access of many local amenities and transport links including shops, supermarkets, restaurants and public houses. Heading into the city centre takes a couple of minutes drive or a fifteen minute walk or for those looking for perfect commuting links, the M6 motorway J43 and A69 can be reached within a five minute drive.

HALLWAY

Entrance door from the front elevation with internal doors to the living room/sunroom, study, kitchen and WC/cloakroom, stairs to the first floor landing and radiator.

LIVING ROOM/SUNROOM

Double glazed window to the front aspect, double glazed window to the side aspect, double glazed French doors to the garden, recessed spotlights and two radiators.

STUDY

Double glazed window to the front aspect and radiator.

KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, five-burner gas hob, extractor unit, space and plumbing for a washing machine and dishwasher, integrated fridge, integrated freezer, one and a half bowl sink with mixer tap, wall-mounted and enclosed gas boiler, under-counter lighting, tiled flooring, radiator, under-stairs cupboard, double glazed window to the side aspect and external door to the rear elevation.

WC/CLOAKROOM

Two piece suite comprising WC and wash hand basin. Chrome towel radiator and obscured double glazed window.

LANDING

Stairs up from the ground floor hallway with internal doors to three bedrooms and bathroom, and obscured double glazed window.

MASTER BEDROOM

Two double glazed windows to the front aspect, radiator, loft access point and internal door to the en-suite.

MASTER EN-SUITE

Three piece suite comprising WC and wash hand basin combination unit and shower enclosure

benefitting a gravity fed shower. Fully-tiled walls, tiled flooring, chrome towel radiator, built-in cupboard, recessed spotlights, extractor fan and obscured double glazed window.

BEDROOM TWO

Double glazed window to the front aspect, radiator and over-stairs cupboard housing the water cylinder.

BEDROOM THREE

Double glazed window to the side aspect and radiator.

BATHROOM

Three piece suite comprising a WC, vanity unit wash hand basin and P-shaped bath with a digitally controlled power shower over. Fully-tiled walls, tiled flooring, chrome towel radiator, recessed spotlights, extractor fan and obscured double glazed window.

EXTERNAL

To the front of the property is a landscaped garden with lawn and mature borders, with pathway and gate towards the side garden. Additionally to the front of the property, in front of the garage is one off-road parking space. The side garden is beautifully landscaped including a lawned garden, mature borders, ornamental pond and timber garden shed.

GARAGE

Electric roller garage door to the front driveway, power and lighting internally.

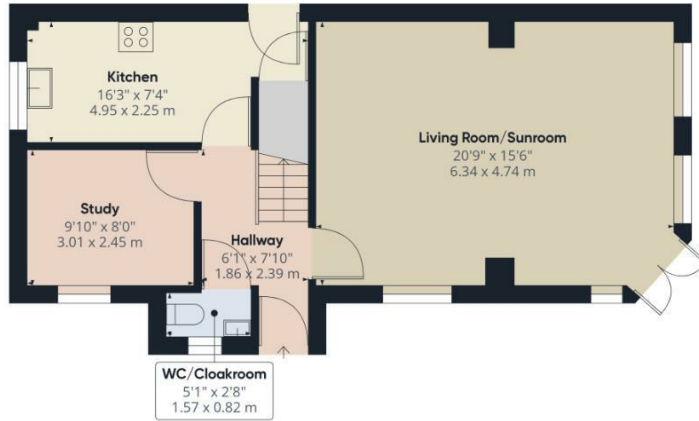
WHAT3WORDS

For the location of this property please visit the What3Words App and enter - storms.focus.free

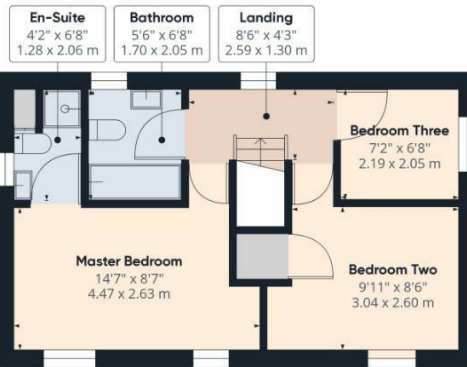
Please Note

We would like to advise prospective buyers the property was affected by the 2005 flooding however it was not affected in the 2015 flooding due to extensive flood defence work that had been completed.

Floorplan



Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
979.51 ft²
91 m²

(1) Excluding balconies and terraces

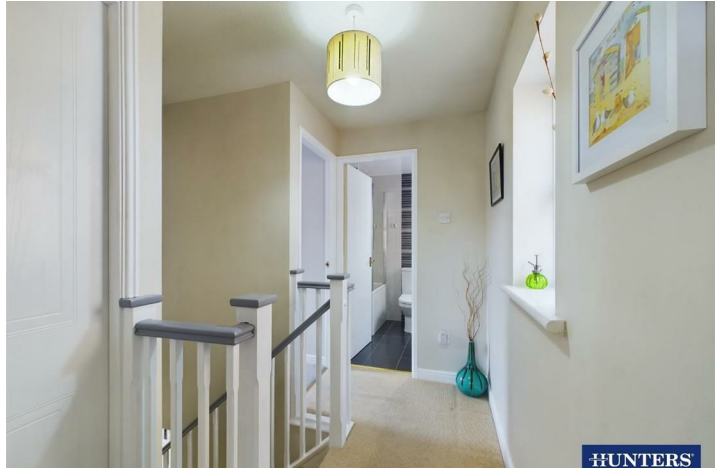
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





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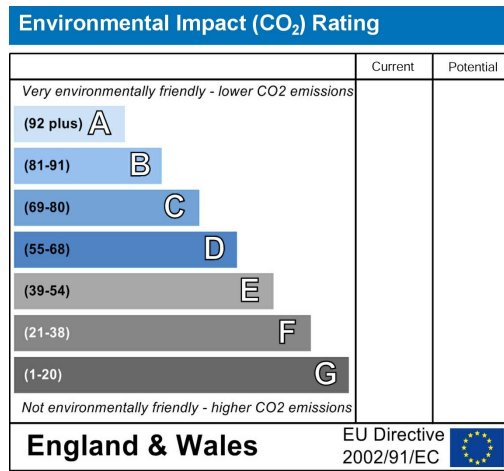
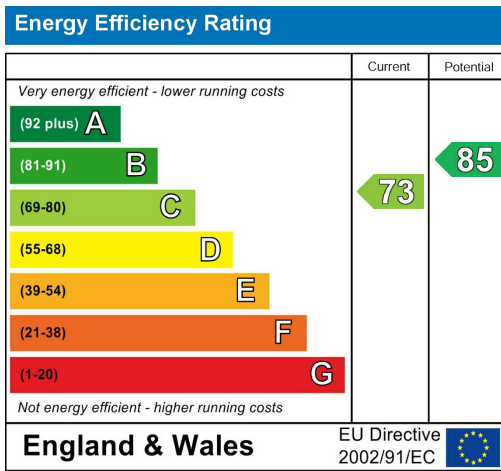
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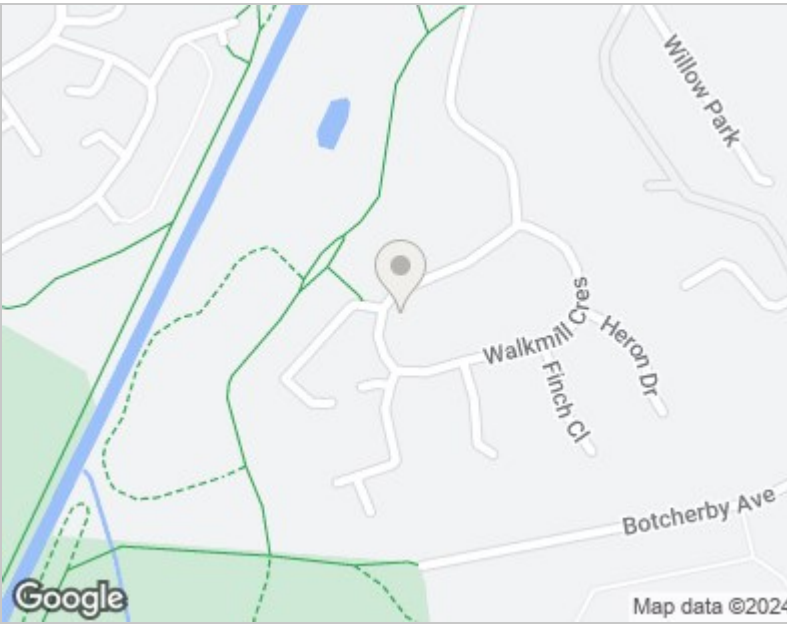
Energy Efficiency Graph



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



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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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