

# HUNTERS<sup>®</sup>

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HUNTERS<sup>®</sup>

## St. Michaels Drive

Longtown, Carlisle, CA6 5FA

Guide Price £165,000



- Modern Semi-Detached Home
- Wide Open Outlook with Green Spaces
- Modern Kitchen plus Spacious Living Room
- First Floor Bathroom & Downstairs WC/Cloakroom
- Off-Road Parking & Integral Garage

- New Development on the outskirts of Longtown
- Very Well Presented Throughout
- Three Good Sized Bedrooms
- Enclosed Rear Garden with Paved Seating Area
- EPC - C

Tel: 01228 584249

# St. Michaels Drive

Longtown, Carlisle, CA6 5FA

Guide Price £165,000



This very well presented three bedroom semi-detached home is conveniently located within a modern Gleeson Home development towards the outskirts of Longtown. Perfect to a range of buyers, the home includes a spacious living room with front aspect, contemporary kitchen with French doors and three good sized bedrooms upstairs. Externally, the generous rear garden has been beautifully landscaped to include a large patio area and lawn, perfect for outdoor living and entertaining. Benefitting from the remainder of the NHBC guarantee, the property is ready for the new owner to move straight in.

The accommodation, which dual- zone gas gas central heating and double glazing throughout, briefly comprises entrance hall, living room, kitchen and WC/cloakroom to the ground floor with a landing, three bedrooms and family bathroom on the first floor.

Externally the property has gardens to the front and rear, off road parking and an integral single garage. EPC - C and Council Tax Band - B.

Longtown is a thriving town located on the A7 to the North of Carlisle. The town itself boasts a wide range of amenities including shops, convenience stores, garage, pharmacy, doctors surgery and Longtown Primary School. Access back towards the Border City takes around 15 minutes drive, whilst for those looking to explore the great Borders region, this can be reached within a short drive.

## ENTRANCE HALL

Entrance door from the front with internal door to the living room, stairs to the first floor, and radiator.

## LIVING ROOM

Double glazed window to the front aspect, radiator, small under-stairs cupboard and internal door to the kitchen.

## KITCHEN

Fitted kitchen comprising a range of base and wall units with worksurfaces and tiled splashbacks above. Integrated electric oven, gas hob, extractor unit, space for a fridge freezer, space and plumbing for a washing machine, one bowl stainless steel sink with mixer tap, wall-mounted and enclosed gas boiler, radiator, internal door to the WC/cloakroom, double glazed window to the rear aspect and double glazed French doors to the rear garden patio.

## WC/CLOAKROOM

WC, wash hand basin, radiator and extractor fan.

## LANDING

Stairs up from the ground floor with internal doors to three bedrooms and bathroom, radiator and loft access point.

## BEDROOM ONE

Double glazed window to the front aspect, double glazed window to the rear aspect, and radiator.

## BEDROOM TWO

Double glazed window to the front aspect and radiator.

## BEDROOM THREE

Double glazed window to the rear aspect and radiator.

## BATHROOM

Three piece suite comprising WC, pedestal wash hand basin and bath with mains powered shower over. Part-tiled walls, radiator and obscured double glazed window.

## EXTERNAL

To the front of the property is a lawned front garden with pathway from the pavement to the front door. A gravelled driveway provides off-road parking which leads towards the integral single garage. An access gate to the side elevation provides access to the rear garden. The rear garden has been well landscaped including a large paved seating area, two gravelled areas and a lawned garden. Cold water tap to the rear elevation.

## GARAGE

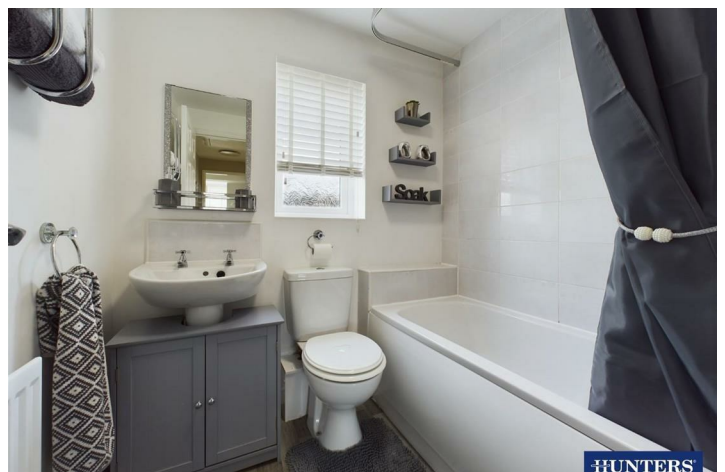
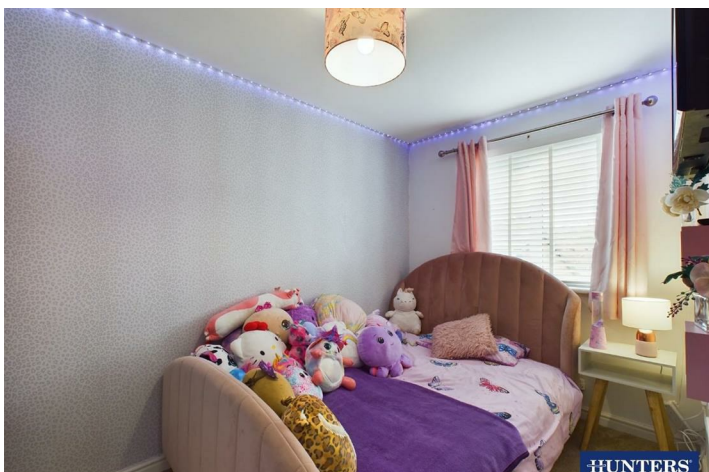
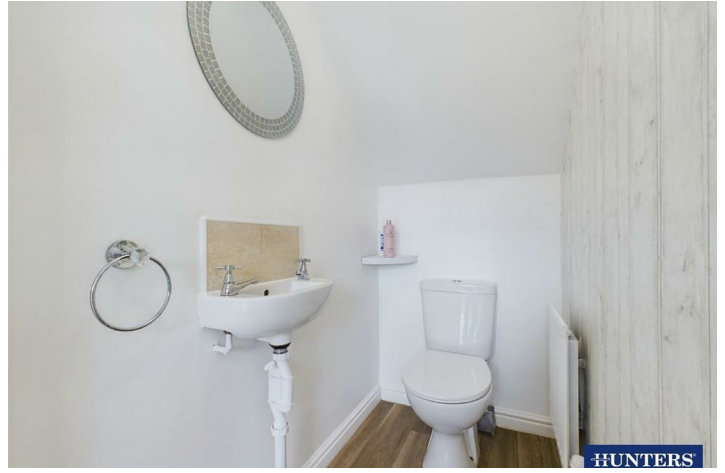
Accessible via pedestrian access door from the rear garden with a manual up and over garage door to the front driveway. Power and lighting internally.

## WHAT3WORDS

For the location of this property please visit the [What 3 Words App](https://www.what3words.com/encodes/crunches.groom) and enter - encodes.crunches.groom

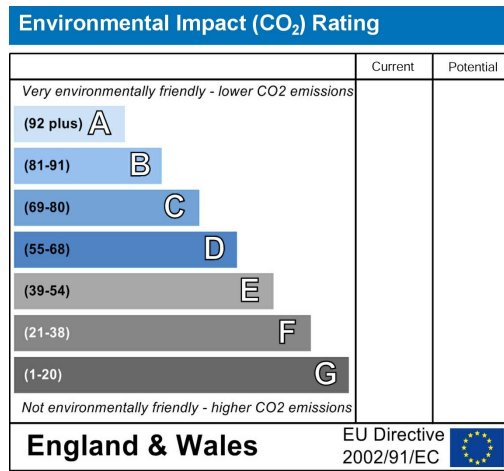
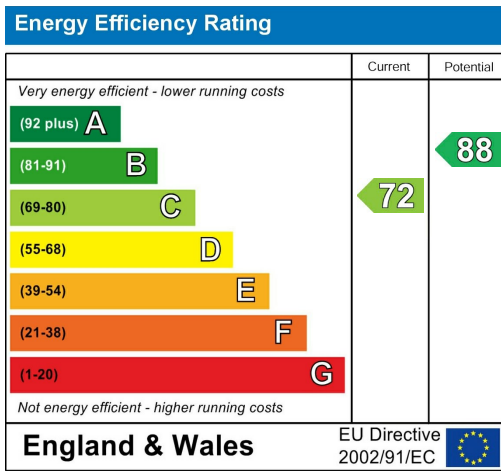
# Floorplan







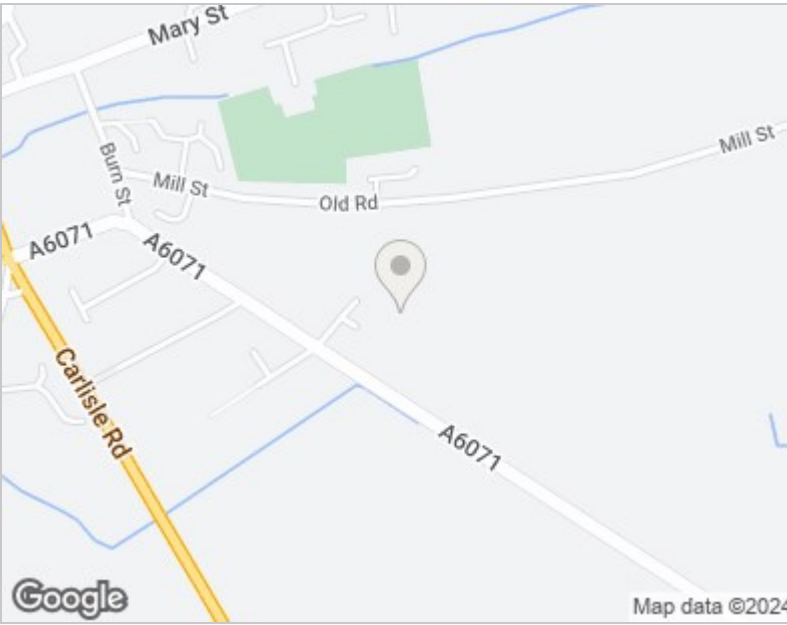
### Energy Efficiency Graph



### 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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