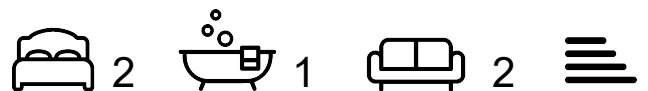




## Summerhill

Carlisle, CA1 2NW

Guide Price £135,000



- Spacious Mid-Terrace Home
- Elevated Position off London Road
- Lovely Kitchen with Utility Area
- Modern Four-Piece Bathroom
- Gas Central Heating & Double Glazing

- Beautifully Upgraded & Very Well Presented
- Living Room & Dining Room
- Two Double Bedrooms
- Enclosed Rear Yard with Store
- EPC - TBC

# Summerhill

Carlisle, CA1 2NW

Guide Price £135,000



This two reception two bedroom mid terraced house has been transformed by the current owner and is offered to the market in an impeccable condition, a huge positive for those looking to move straight in and enjoy immediately. Situated within a popular residential area and on an elevated position to the South of Carlisle city centre, the property enjoys excellent access to a wide array of amenities. Internally, the accommodation is beautifully presented throughout including upgraded kitchen and bathroom. A viewing comes highly recommended.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises entrance vestibule, hallway, living room, dining room, kitchen and utility area to the ground floor with a landing, two double bedrooms and bathroom to the first floor. Externally there is a front forecourt and an enclosed rear yard. EPC - TBC and Council Tax Band - A.

Located on an elevated position off London Road, Summerhill is perfectly situated for access both in-to and out-of the City. London Road takes you directly into the heart of the historic city or directly to the M6 motorway J42. Many major retailers are within a short walk including B&Q, Pets at Home, ASDA, B&M Bargains and Iceland whereas within the City Centre, there is an excellent array of conveniences including the lanes shopping centre, convenience stores and highly reputable bars and restaurants.

## ENTRANCE VESTIBULE

Entrance door from the front with internal door to the hallway.

## HALLWAY

Internal doors to the living room and dining room, stairs to the first floor landing, and radiator.

## LIVING ROOM

Double glazed window to the front aspect, radiator, recessed spotlights and a built-in cupboard.

## DINING ROOM

Double glazed window to the rear aspect, radiator, recessed spotlights, built-in cupboard and an under-stairs cupboard with lighting internally.

## KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with timber worksurfaces and tiled splashbacks above. Eye-level electric oven with grill, integrated microwave, electric hob, extractor unit, integrated dishwasher, integrated under-counter fridge, one bowl stainless steel sink with mixer tap, under-counter lighting, plinth lighting, double glazed window to the rear aspect, external door to the rear yard and an opening to the utility area.

## UTILITY AREA

Space and plumbing for a washing machine, space for a tumble drier, fitted worksurface with tiled splashbacks above, integrated tall fridge, integrated tall freezer, fitted wine rack, wall-mounted gas boiler and a double glazed window to the rear aspect.

## LANDING

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

## BEDROOM ONE

Double glazed window to the front aspect, radiator and a built-in over stairs cupboard.

## BEDROOM TWO

Double glazed window to the rear aspect and radiator.

## BATHROOM

Four piece suite comprising a WC, vanity wash hand basin, bath and shower enclosure benefitting a mains shower with rainfall shower head. Part-boarded walls, built-in storage cabinet, vertical radiator, electric towel radiator, recessed spotlights, plinth lighting, extractor fan and an obscured double glazed window.

## EXTERNAL

The rear yard is enclosed benefitting from double doors to the rear lane/shared parking area, brick outbuilding, cold water tap and lighting. To the front of the property is a small forecourt garden area.

## WHAT3WORDS

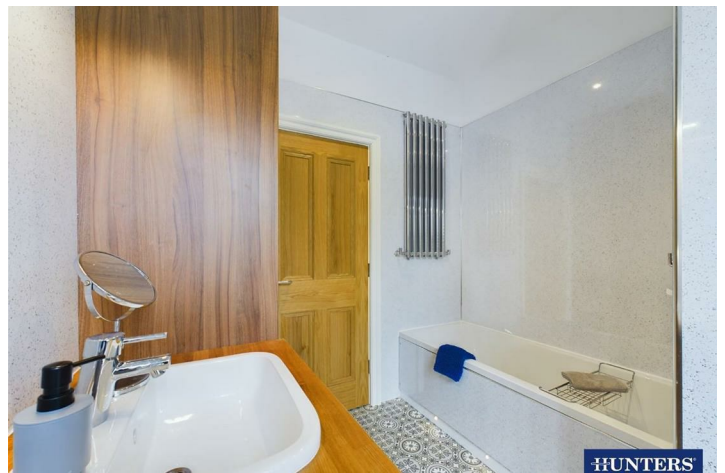
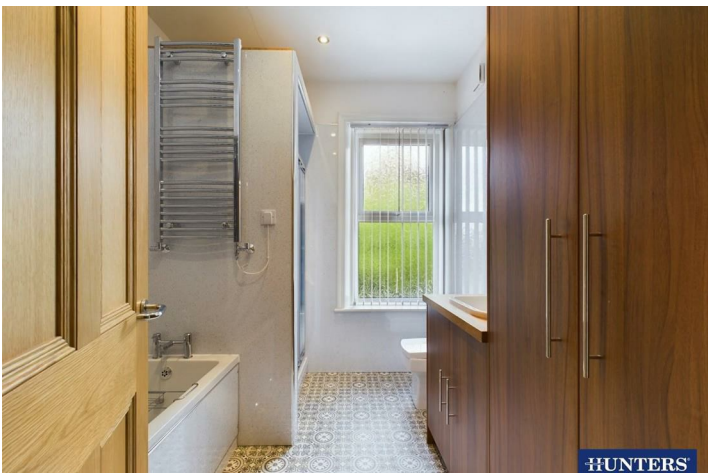
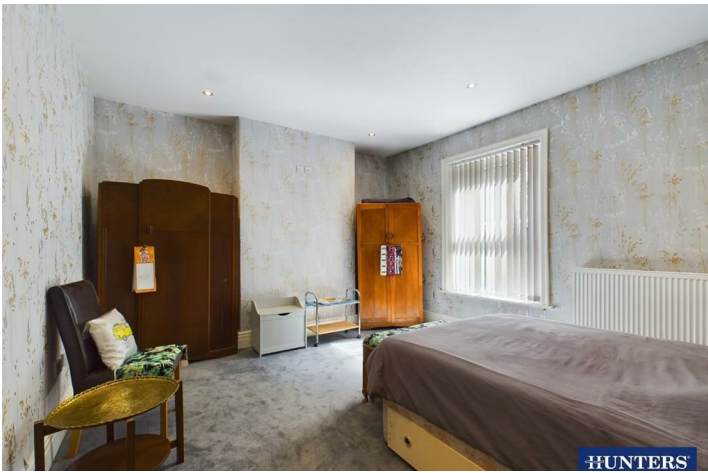
For the location of this property please visit the What3Words App and enter - pigs.bond.motion



# Floorplan













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### Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

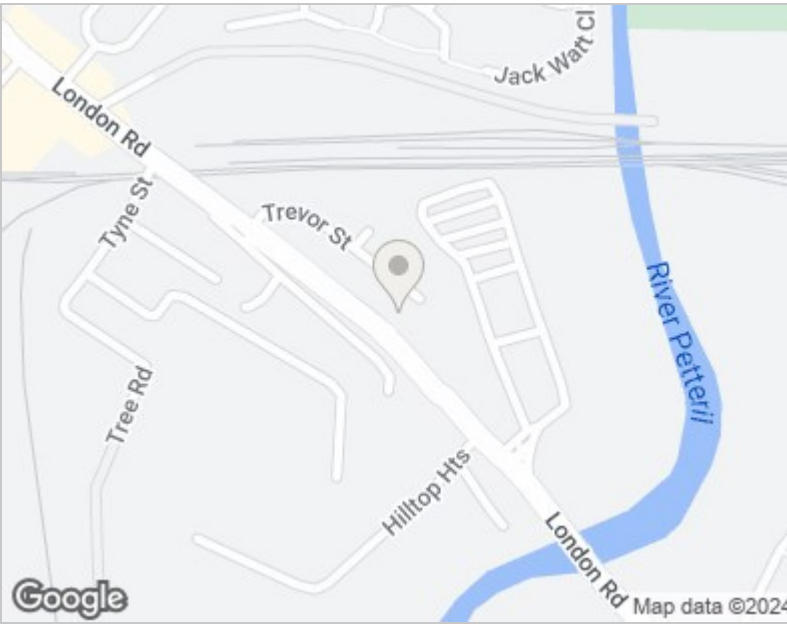
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Viewing

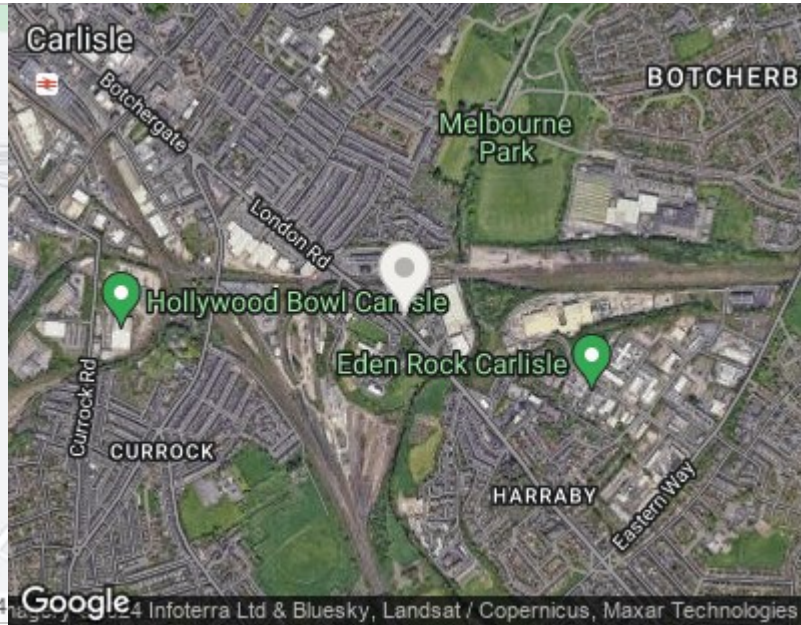
Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map



**HUNTERS**  
HERE TO GET you THERE

Tel: 01228 584249



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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