



Cavaghan Gardens, , Carlisle, CA1 3BY

- Four bed family home.
- Large living room
- Ground floor WC
- Secure rear garden
- Double glazed, gas central heating
- Two doubles, two singles.
- Contemporary kitchen/diner
- Family bathroom
- Parking for up to four vehicles
- No Chain

Guide Price £165,000



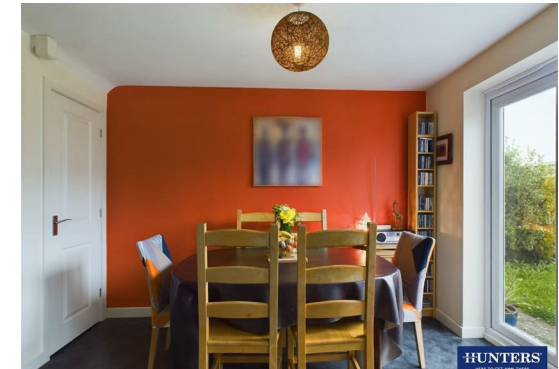
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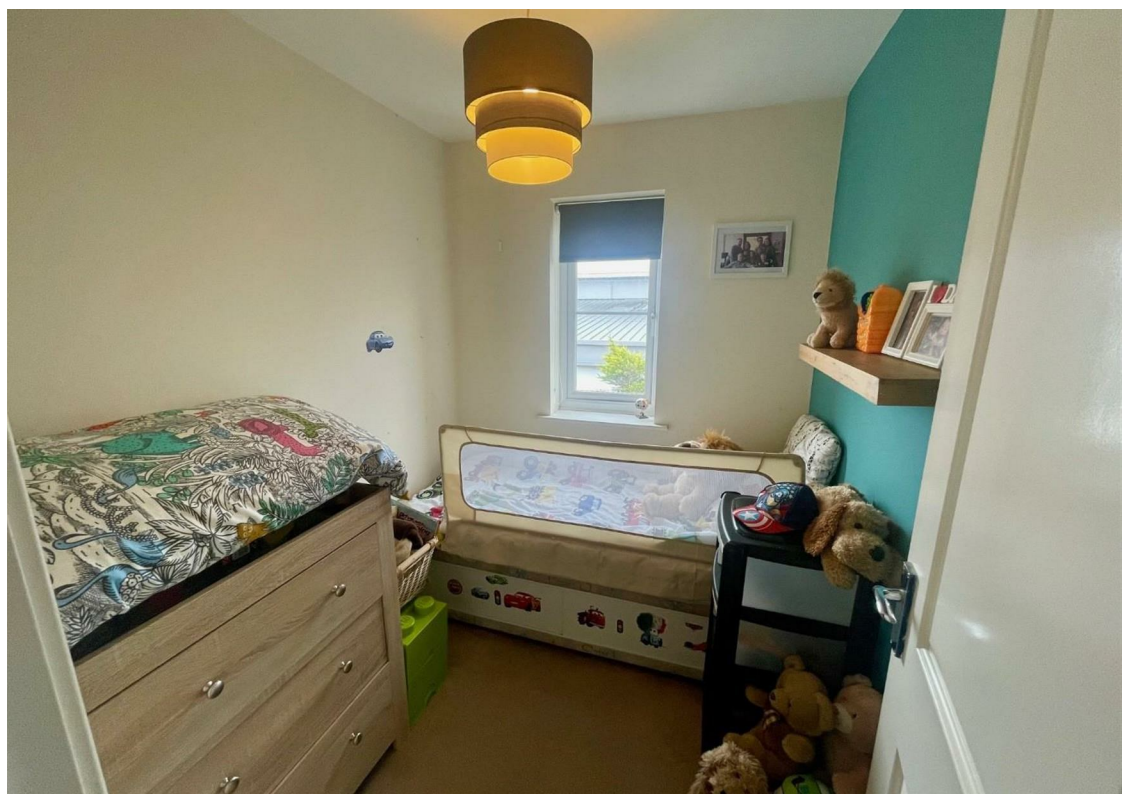
DESCRIPTION

A four-bedroom property situated on a popular residential estate just off London Road with accommodation comprising of entrance hall, a ground floor WC, a large lounge and kitchen/diner. Upstairs you will find four bedrooms, two of which are doubles, and a family bathroom.

The property benefits from generous parking with two spaces to the front on a block paved area and two to the side and there is a secure garden to the rear, nice and safe for children and pets. It is double glazed and centrally heated and an ideal purchase for a growing family.

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.





GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 851 sq.ft. (79.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

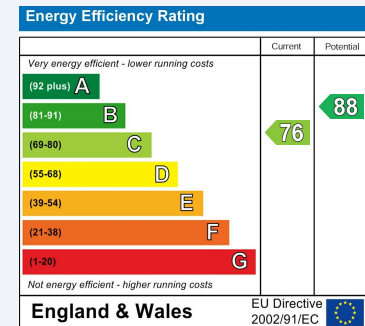
Please contact centralhub@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

