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St. Michaels Drive

Longtown, Carlisle, CA6 5FA

Offers Over £145,000



- Modern Semi-Detached Home
- Contemporary Dining Kitchen with French Doors
- Two Double Bedrooms
- Gardens to the Front & Rear
- Remaining NHBC Warranty
- Immaculately Presented Throughout
- Living Room with Front Aspect
- Modern Shower Room
- Off-Road Parking
- EPC - C

Tel: 01228 584249

St. Michaels Drive

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This modern two-bedroom semi-detached house is immaculately presented throughout and is complete with an excellent rear garden and a newly installed shower room. The accommodation benefits from its remaining NHBC warranty and is well proportioned throughout making it a perfect home for first time buyers, young families and those looking for an easy-living home. Conveniently located within a new development on the outskirts of Longtown and within easy reach of a wide array of conveniences and transport links. A viewing is imperative to appreciate the location, space and quality.

The accommodation, which has dual-zone LPG gas central heating and double glazing throughout, briefly comprises a hallway, living room, dining kitchen and WC/cloakroom to the ground floor with a landing, two double bedrooms and shower room on the first floor. Externally there are gardens to the front and rear with off-road parking. EPC - C and Council Tax Band - A.

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.

HALLWAY

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

LIVING ROOM

15'1" x 10'1" (4.60m x 3.07m)

Double glazed window to the front aspect, radiator, internal door to the dining kitchen and a small under-stairs cupboard. Measurements to the maximum points.

DINING KITCHEN

13'6" x 7'11" (4.11m x 2.41m)

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, LPG gas hob, space for a fridge freezer, space and plumbing for a washing machine, one bowl stainless steel sink with mixer tap, wall-mounted and enclosed LPG 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.

WC/CLOAKROOM

WC, wash hand basin and radiator.

LANDING

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

BEDROOM ONE

13'6" x 10'2" (4.11m x 3.10m)

Double glazed window to the front aspect and radiator. Measurements to the maximum points.

BEDROOM TWO

12'10" x 7'8" (3.91m x 2.34m)

Double glazed window to the rear aspect and radiator.

SHOWER ROOM

7'4" x 5'10" (2.24m x 1.78m)

Three piece suite comprising a WC, vanity wash hand basin and walk-in shower enclosure

benefitting a mains shower with rainfall shower head. Part-boarded walls, radiator and an obscured double glazed window.

EXTERNAL

To the rear of the property is a large garden comprising a gravelled seating area and a generous lawned garden with floral borders. A lawned garden to the front, with a gravelled driveway to the side elevation.

WHAT3WORDS

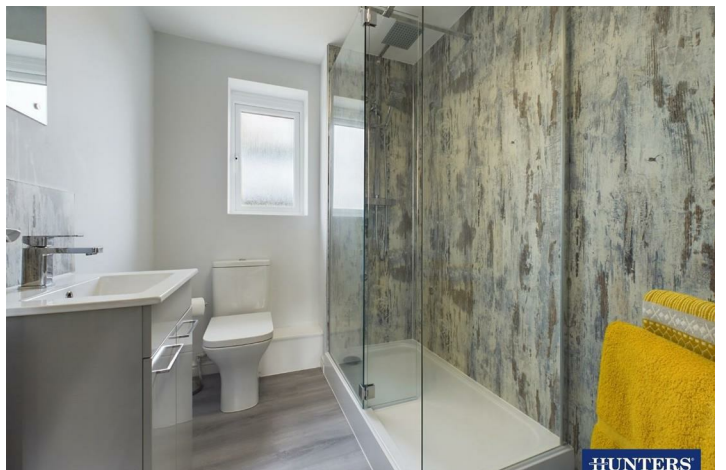
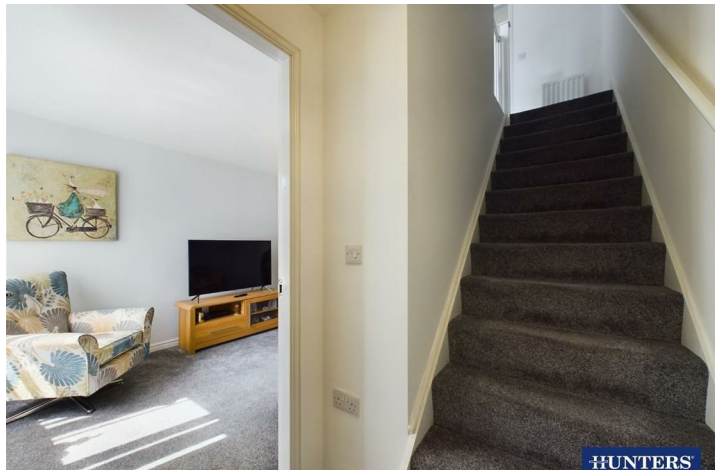
For the location of this property please visit the [What 3 Words App](https://www.what3words.com/rare.strongman.cobble) and enter - rare.strongman.cobble

PLEASE NOTE

There is a service charge for the upkeep of the development - costing to be confirmed. We recommend any mortgage purchasers seek advice from their financial advisor with regards to a six-month lending rule prior to making an offer. The property title is currently being registered.

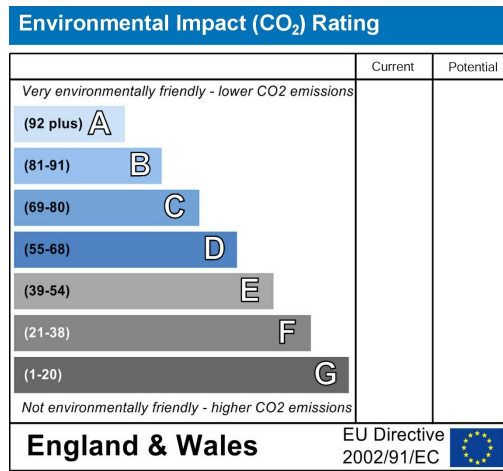
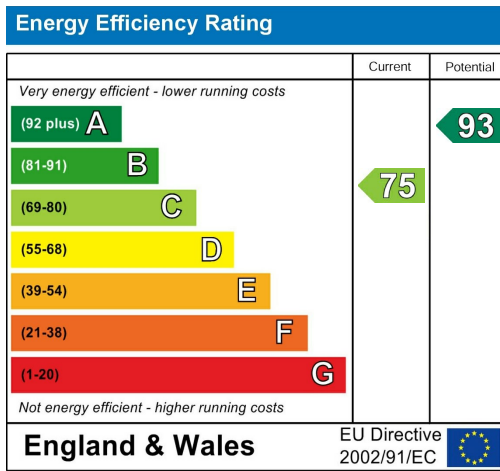
Floorplan







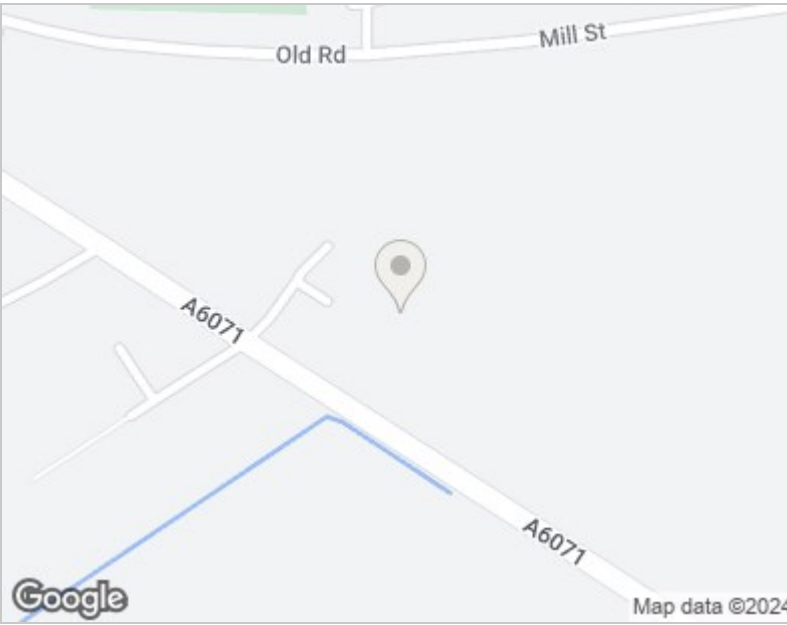
Energy Efficiency Graph



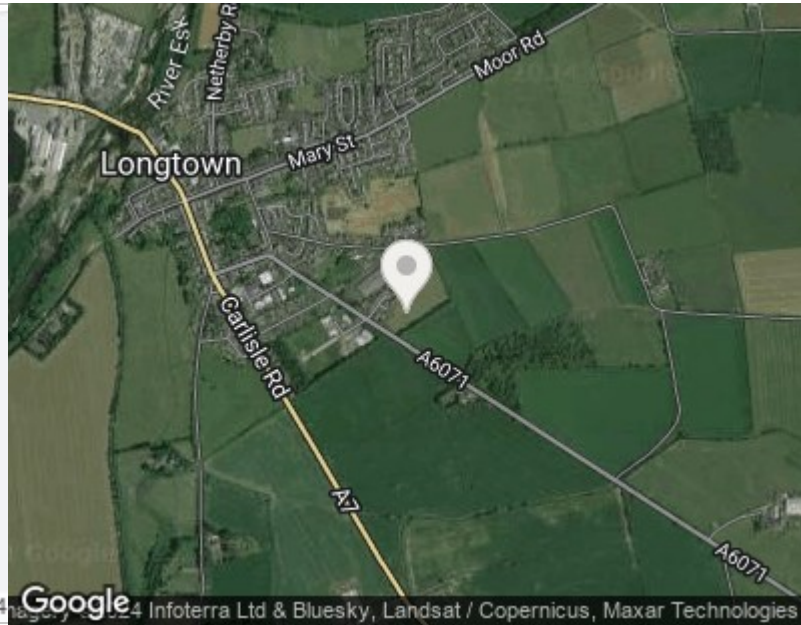
Viewing

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



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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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