



Swan Street, Longtown, Carlisle, CA6 5UZ

- Walkin Condition Cottage in the Heart of Longtown,
- Well Presented Accommodation,
- Living Room, Sitting Room,
- Shower Room, Rear Porch,
- Beautifully Established Rear Garden with Outbuildings,

- Within Walking Distance of Local Amenities and School,
- 2 Double Bedrooms,
- Kitchen with Conservatory Dining Area,
- Oil Central Heating, Double Glazing,
- EPC - E

Offers Over £185,000

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Situated in the heart of Longtown is this walk in condition, End Link Cottage boasting a beautifully established rear garden. The 2 Bedroom Cottage is boasting a spacious, versatile accommodation perfect for a variety of buyer. Viewing is essential to appreciate the property and the generous garden.

The well presented, deceptively spacious accommodation briefly comprises of Entrance Hall, Living Room, Sitting Room, Kitchen with Conservatory Dining Area, Shower Room and Rear Porch to the ground floor and two double bedrooms to the first floor. The property is benefiting from Oil Central Heating, Double Glazing (exc Porch). To the rear of the property is an enclosed, well established garden with versatile outbuildings. EPC - E 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.



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Ground Floor

Entrance Hall

Approached through double glazed door. Staircase leading to first floor,

Living Room

Front facing reception room with open grated feature fire place and radiator.

Sitting Room

Front facing reception room with radiator, stove set into the chimney breast with feature surround and hearth.

Inner Hallway

Incorporating understair storage cupboard.

Kitchen and Conservatory

Incorporating fitted base and wall units with complimentary

worksurface over, sink unit and freestanding cooker and radiator. The conservatory area is over looking the rear garden and currently used as the dining area.

Bathroom

Incorporating 3 piece suite comprising of walk in electric shower unit with drying area, bespoke vanity unit, W/C and heated towel rail.

Porch

The rear porch is currently being used as a utility room with low level cupboard, plumbing for a washing machine with complimentary worksurface over. Single glazed windows and door leading into the garden.

First Floor

Split Landing

With window to the rear elevation.

Bedroom 1

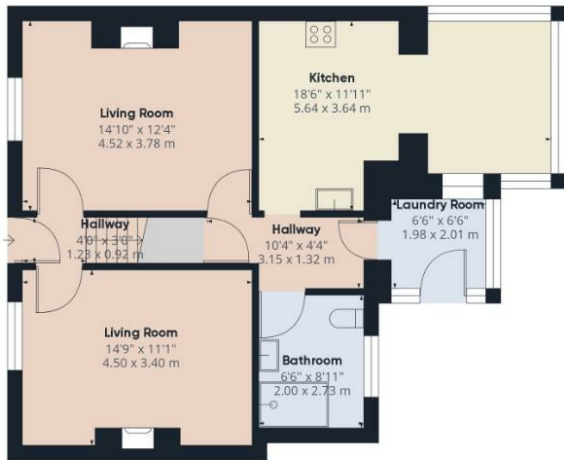
Front facing bedroom with radiator, over stair storage cupboard and two built in wardrobes/storage cupboards .

Bedroom 2

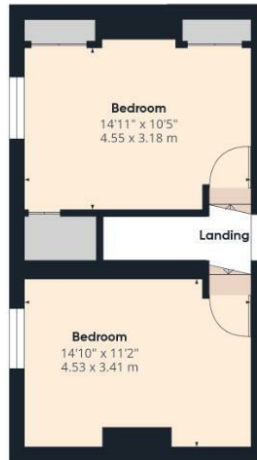
Front facing bedroom with radiator.

Externally

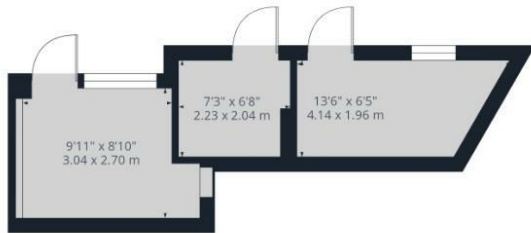
To the rear of the property is a well established and maintained lawned garden with mature shrubbery, sitting area and outhouses.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
1302.86 ft²
121.04 m²

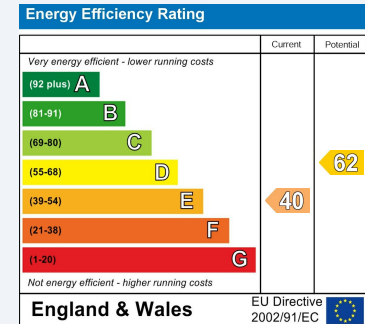
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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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.

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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.



56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com <https://www.hunters.com>

