

HUNTERS[®]

HERE TO GET *you* THERE



Trafalgar Street

Carlisle, CA2 5XY

Guide Price £120,000



- Beautifully Appointed Mid Terraced House
- Less Than 10 Minutes Walk from the City Centre
- Contemporary Fitted Galley Kitchen with Breakfast Bar
- Two Double Bedrooms
- Ideal for First Time Buyers, Investors & Professionals
- Popular Denton Holme Location
- Two Reception Rooms
- Modern Downstairs Bathroom
- Gas Central Heating & Double Glazing Throughout
- EPC - D

Tel: 01228 584249

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No need to unpack the paint brushes for moving into this home! Immaculately presented throughout and simply ready for the new owners to move straight in and enjoy is this two reception, two double bedroom mid terraced home, perfectly placed within Denton Holme and within walking distance of the City Centre and a range of amenities. An ideal purchase for a variety of buyers, including first time buyers, investment landlords, downsizers and professionals, the property is offered in a turn-key condition and features a contemporary kitchen with breakfast bar, modern bathroom and an enclosed rear yard. Don't miss out, contact Hunters to arrange your viewing today!

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a living room, dining room, kitchen, rear hall and bathroom to the ground floor with a landing and two double bedrooms on the first floor. Externally there is on-street parking to the front and an enclosed rear yard. EPC - D and Council Tax Band - A.

Located in the popular Urban Village of Denton Holme which boasts a variety of amenities, including local convenience stores, entertainment venues, florist, take-away restaurants and a reputable primary school. The walk into the city centre takes less than 10 minutes and with beautiful river walks on the doorstep of Denton Holme, it truly is an excellent area to live. Access to the City Bypass via Dalston Road or Wigton Road within 10 minutes' drive or through the City to the M6 motorway within 15 minutes.

RECEPTION ONE

Entrance door from the front, internal door to reception two, radiator and a decorative fireplace.

RECEPTION TWO

Double glazed window to the rear aspect, internal door to the kitchen and staircase, under-stairs cupboard, radiator and an open fireplace with surround and hearth.

KITCHEN

Modern galley kitchen with breakfast bar seating area, comprising a range of fitted base, wall and drawer units with matching worksurfaces and upstands above. Integrated electric oven, electric hob, extractor hood, space and plumbing for a washing machine, space for a fridge freezer, wall-mounted and enclosed gas boiler, one bowl stainless steel sink with mixer tap, under-counter lighting, radiator and an internal door to the rear hall.

REAR HALL

Internal door to the bathroom, external door to the rear yard, tiled flooring and a built-in cupboard.

BATHROOM

Three piece suite comprising a WC, pedestal wash hand basin and bath with mains shower over. Part-tiled walls, tiled flooring, chrome towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

LANDING

Stairs up from the ground floor with internal doors to two bedrooms.

BEDROOM ONE

Double glazed window to the rear aspect, radiator and built-in cupboard with loft access point internally.

BEDROOM TWO

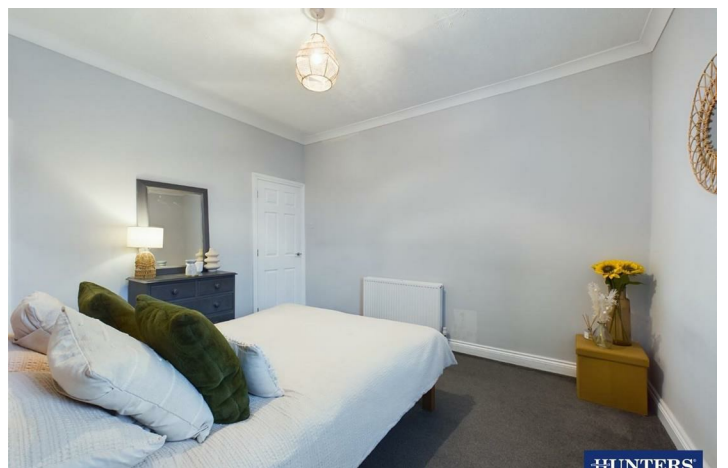
Double glazed window to the front aspect and radiator.

EXTERNAL

The rear yard is enclosed and benefitting an

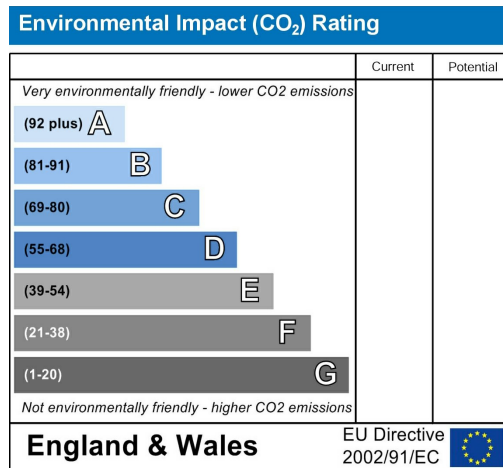
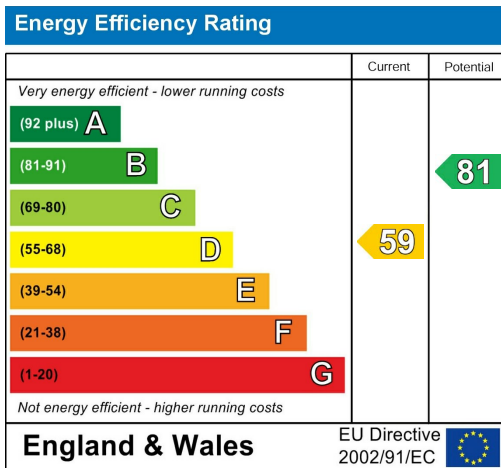
access gate to the rear lane. On-street parking to the front.

Floorplan





Energy Efficiency Graph

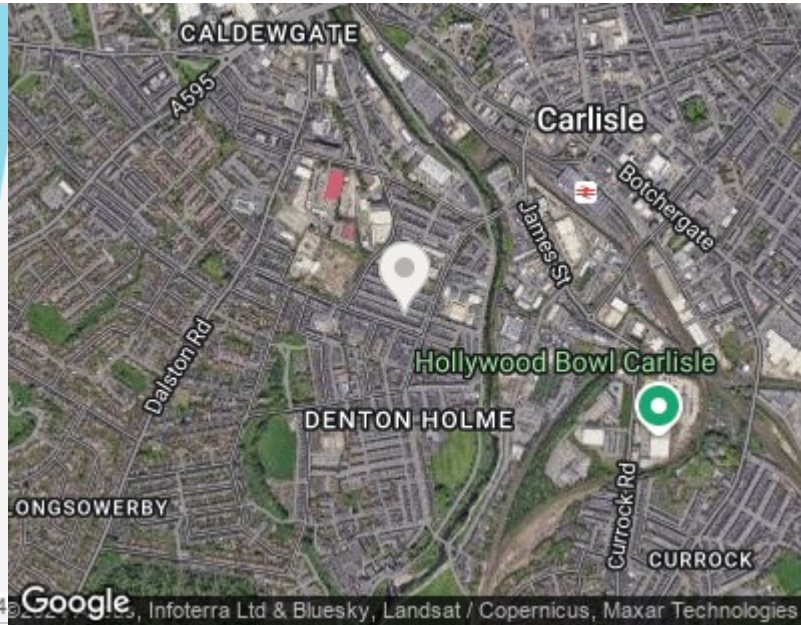
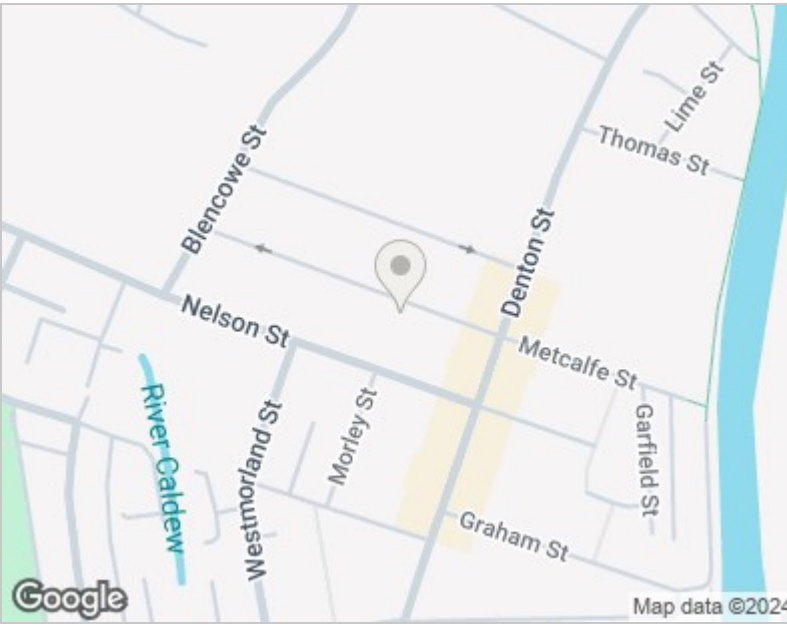


Viewing

Please contact our Hunters Carlisle & South West Scotland 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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