



Albert Street, Carlisle
CA6 5SF

Asking Price £74,900



HUNTERS[®]
HERE TO GET *you* THERE

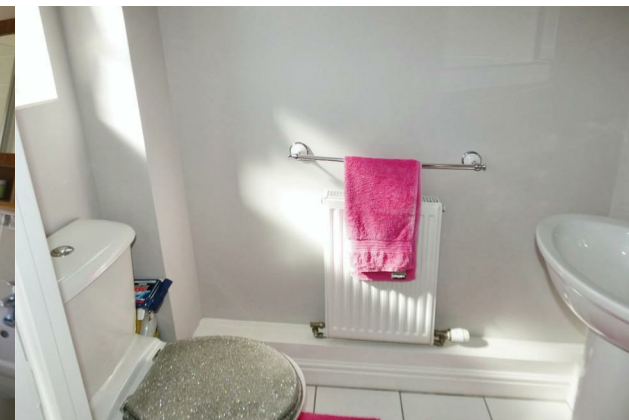
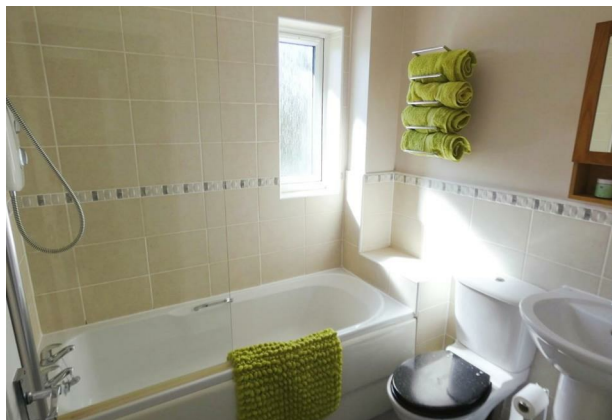
Albert Street, Carlisle

DESCRIPTION

This modern two-bedroom Mid Link House is immaculately presented throughout and is complete with an enclosed, low maintenance garden. The property is a low cost housing property (Section 106 Agreement). The accommodation is deceptively spacious and well proportioned throughout making it a perfect home for first time buyers. 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 electric heating and double glazing throughout, briefly comprises entrance hallway, WC/cloakroom, dining kitchen and living room to the ground floor with a landing, two double bedrooms and bathroom on the first floor. To the front elevation is a shillied forecourt with enclosed block paved rear garden and 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.



ROOMS

Ground Floor

Entrance Hall

Approached through double glazed door, incorporating built in storage cupboard.

Cloakroom/WC

5'7" x 3'

Incorporating pedestal wash hand basin, WC, window and radiator.

Dining Kitchen

9'5" x 7'2"

Incorporating fitted base and all units with complimentary worksurface over, 4 ring hob with below, plumbing for a washing machine, sink unit window and radiator.

Living Room

14'8" x 11'6"

Rear facing reception room incorporating window, double glazed door opening into the rear garden, electric feature fire place , radiator and understair storage cupboard.

First Floor

Landing

Bedroom 1

14'9 x 9'5"

Rear facing bedroom with window to the rear elevation, double built in wardrobe, radiator and security alarm key pad control.

Bedroom 2

9'7" x 8'

Front facing bedroom with window to the front

elevation, built in wardrobe with double hanging rail, radiator and loft acces.

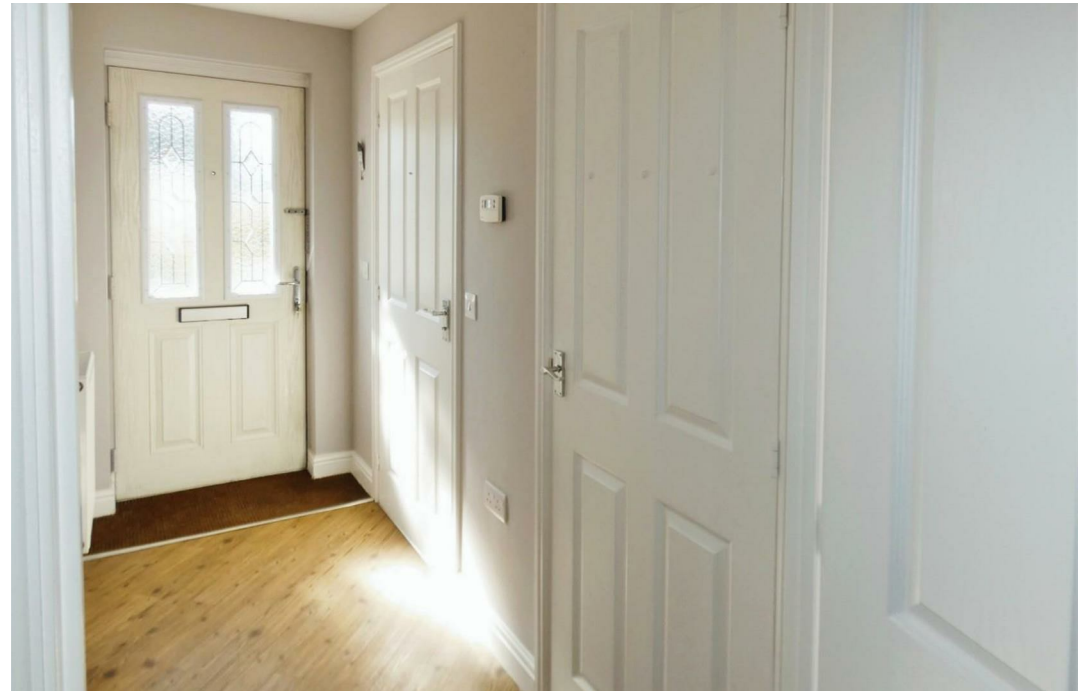
Bathroom

6'4" x 6'2"

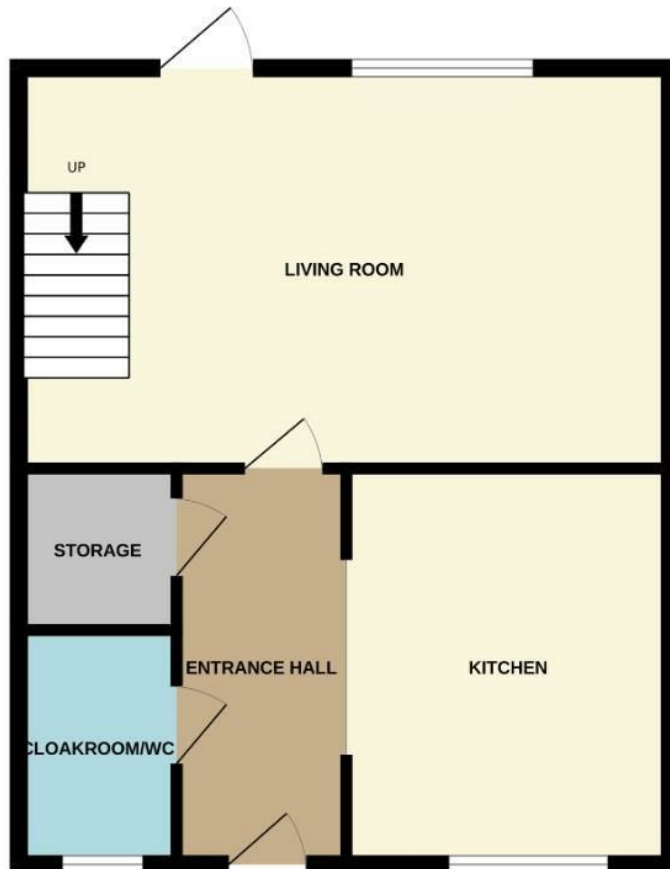
Incorporating panelled bath with electric shower over, pedestal wash hand basin, WC, window and radiator.

Please Note

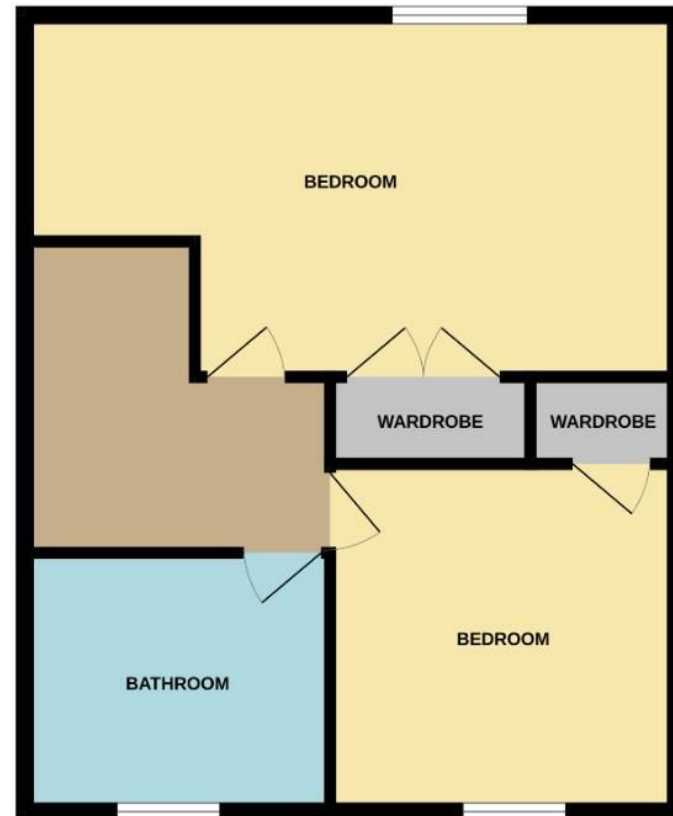
This property is low cost housing and subject to a 106 agreement.



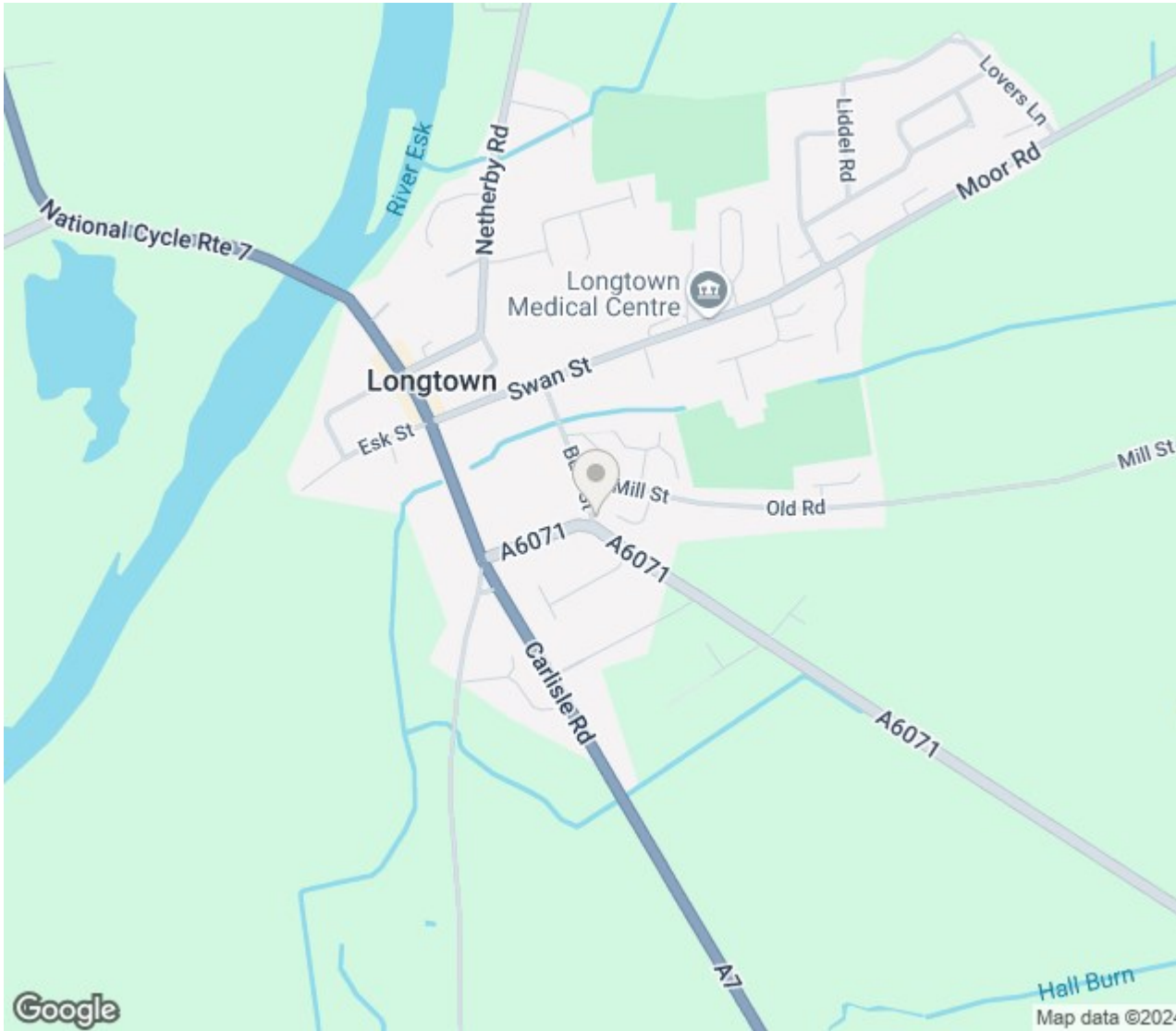
GROUND FLOOR



1ST FLOOR







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR | 01228 584249 | centralhub@hunters.com







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.