



Southwell Square

Carlisle, CA2 4TD

Guide Price £220,000



- Mid-Terrace 'Story Homes' Townhouse
- Lovely Open Outlook over Southwell Square
- Spacious First Floor Living Room
- Family Bathroom & Downstairs WC/Cloakroom
- Off-Road Parking & Ample Visitor Parking within Southwell Square

- Beautifully Presented Throughout
- Modern Open-Plan Living/Kitchen & Dining Room with French Doors
- Three Bedrooms with Master En-Suite Shower Room
- Landscaped Rear Garden with Lawn & Patio
- EPC - B

Southwell Square

Carlisle, CA2 4TD

Guide Price £220,000



Offered to the market with no ongoing chain is this beautifully presented three bedroom, three storey townhouse which enjoys an exceptional outlook over Southwell Square and a beautifully landscaped rear garden. The Story Homes constructed property is finished to an excellent standard throughout and includes a modern open-plan living/kitchen & dining room spanning the ground floor, flowing seamlessly through French doors to the landscaped rear garden. Additionally, there is a spacious first floor living room, three good sized bedrooms with the master en-suite and a family bathroom. A wonderful home for a range of buyers, a viewing must be arranged to appreciate every aspect of this home.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, open plan kitchen/living/dining room and WC/cloakroom to the ground floor. On the first floor there is a landing, living room, family bathroom and a bedroom whilst on the second floor is a landing, master bedroom with en-suite and further bedroom. Externally there is off-road parking to the front and an enclosed rear garden.

EPC - B and Council Tax Band - C.

Located to the South of Carlisle on sought after Story Homes 'The Ridings' development, this property has fantastic access into the City with its many amenities and transport links, including shops, supermarkets, restaurants, bars and train station, whilst having a number of schools close by. The beautiful Hammond's Pond is within walking distance, a perfect space for walking and relaxation. For commuting, the M6 motorway J42 is accessible within 10 minutes' drive with the further benefit of the Southern City Bypass currently under construction.

ENTRANCE HALL

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

LIVING/KITCHEN/DINING ROOM

Living Area:

Two double glazed windows to the front aspect, radiator and freestanding electric fire.

Kitchen Area:

Fitted kitchen comprising a range of base, wall and tall units with worksurfaces, upstands and tiled splashbacks above. Integrated electric oven, gas hob, extractor unit, integrated fridge freezer, freestanding dishwasher, freestanding washing machine, one and a half bowl stainless steel sink with mixer tap and under-counter lighting.

Dining Area:

Double glazed French doors to the rear garden patio, radiator, built-in cupboard housing the consumer unit and an internal door to the WC/cloakroom.

WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash hand basin. Part-tiled walls, radiator and an extractor fan.

LANDING (1ST FLOOR)

Stairs up from the ground floor, stairs to the second floor landing, internal doors to the living room, family bathroom and bedroom, radiator and a double glazed window to the front aspect.

LIVING ROOM

Two double glazed windows to the rear aspect, radiator and a feature electric fire suite.

FAMILY BATHROOM

Three piece suite comprising a WC, pedestal wash hand basin and bath with hand shower attachment. Part-tiled walls, radiator, recessed spotlights and an extractor fan.

BEDROOM THREE

Two double glazed windows to the front aspect and radiator.

LANDING (2ND FLOOR)

Stairs up from the first floor landing, internal doors to the master bedroom and bathroom, loft access point and a built-in cupboard housing the wall-mounted gas boiler.

MASTER BEDROOM

Double glazed window to the rear aspect, radiator, internal door to the en-suite and freestanding wardrobes with two matching drawer units.

MASTER EN-SUITE

Three piece suite comprising a WC, pedestal wash hand basin and shower enclosure with mains shower. Part-tiled walls, radiator, recessed spotlights and an extractor fan.

BEDROOM TWO

Double glazed window to the front aspect, radiator and a built-in cupboard housing the water cylinder.

EXTERNAL

Front:

To the front of the property is a block-paved driveway allowing off-road parking for two vehicles.

Rear:

An enclosed rear garden benefitting a paved seating area directly outside the dining room French doors and a lawned garden with floral borders and pathway. Further to the rear garden is a timber garden shed, access gate with pathway to the front, external cold water tap and external lighting.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - badly.dance.leave

PLEASE NOTE

There is an annual service charge of approximately £94.67 for the upkeep of the development.

Floorplan





HUNTERS



HUNTERS



HUNTERS



HUNTERS



HUNTERS



HUNTERS



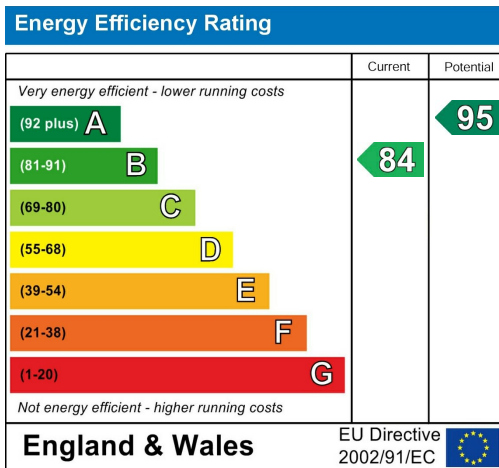
HUNTERS



HUNTERS



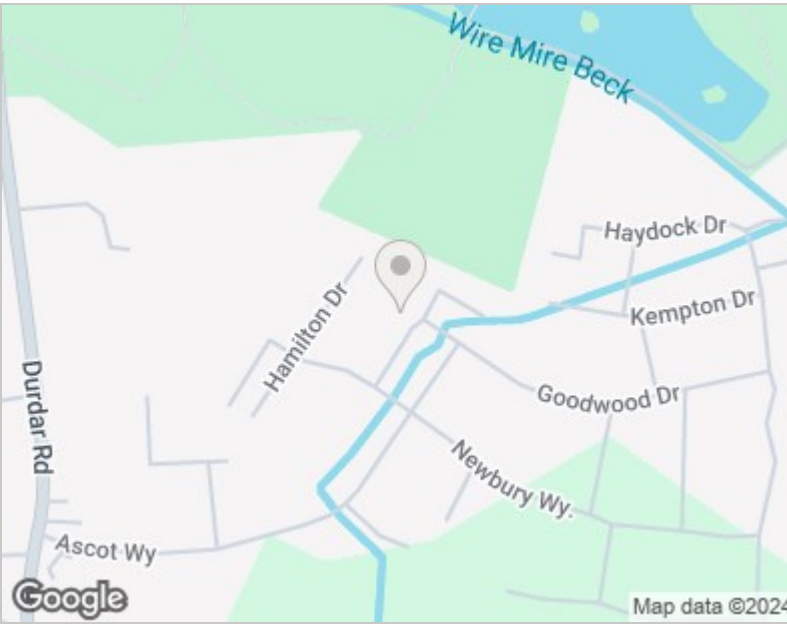
Energy Efficiency Graph



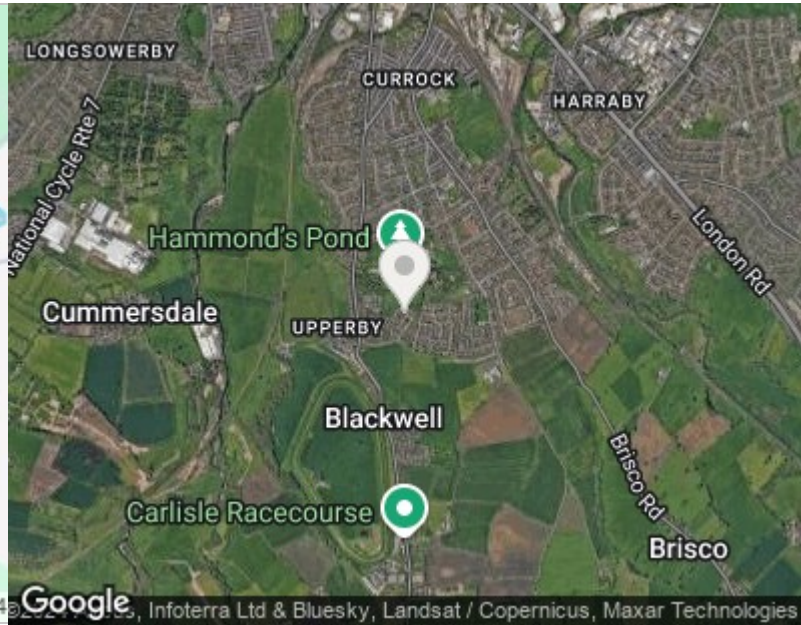
Viewing

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



HUNTERS
HERE TO GET you THERE

Tel: 01228 584249



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.

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

