



## Crindledyke House

Rockcliffe, Carlisle, CA6 4BH

Guide Price £225,000



- Detached Bungalow Occupying a Generous Plot
- Located to the North of Carlisle, just outside Crindledyke
- Three Double Bedrooms
- Generous Side Garden plus Ample Off-Road Parking
- LPG Gas Central Heating & Double Glazing
- Offering Excellent Potential to Modernise or Further Develop
- Two Reception Rooms
- Bathroom & Shower Room
- Detached Outbuilding
- EPC - G

# Crindledyke House

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Offering excellent potential to modernise or further develop is Crindledyke House, a deceptively spacious detached house with large garden and ample off-road parking, located to the North of Carlisle just outside Crindledyke. The current configuration of the property offers excellent space including two receptions, three double bedrooms and both bathroom and shower room.

Stepping outside is where the true potential awaits as the plot is of excellent proportion. To the front is a generous space for off-road parking with the addition of a detached outbuilding and to the side is a generously sized garden area which would could be retained as garden or subject to relevant permissions, could be used to extend the existing living accommodation or build an additional property, garage or further outbuildings. A viewing comes highly recommended.

The accommodation, which has LPG gas central heating and double glazing throughout, briefly comprises an entrance porch, living room, kitchen, dining room, two double bedrooms, shower room, rear hall, WC/cloakroom, utility area and bathroom to the ground floor with a landing and double bedroom to the first floor. Externally there is a large garden to the side, front garden, off-road parking and detached outbuilding. EPC - G and Council Tax Band - C.

Crindledyke is nestled on the fringe of the City boasting easy access into Kingstown with its many amenities including supermarkets, shops and take-away restaurants. Heading into the city centre which takes less than 15 minutes by car, you have an excellent array of shops, bars and restaurants along with Carlisle train station which gives you direct access North & South via the West Coast Mainline. The M6 (J44) along with the Western City Bypass, A69 and A7 are minutes away making this a perfect location for those needing to commute. Highly reputable Nursery, Infant, Junior and Secondary schools are within a short drive.

## ENTRANCE PORCH

7'4" x 3'4" (2.24m x 1.02m)

Double glazed entrance door from the front, double glazed windows to three sides and an internal door to the living room.

## LIVING ROOM

10'6" x 19'4" (3.20m x 5.89m)

Double glazed window to the front aspect, double glazed French doors to the side garden, internal doors to the kitchen, bedroom one and shower room, radiator, stairs to the first floor landing with open under-stairs storage area.

## KITCHEN

11'4" x 10'5" (3.45m x 3.18m)

Fitted base, wall and drawer units with worksurfaces and tiled splashbacks above. Freestanding electric cooker, washing machine, one bowl stainless steel sink with mixer tap, radiator, double glazed window to the side aspect and an internal door to the dining room.

## DINING ROOM

13'6" x 11'0" (4.11m x 3.35m)

Double glazed window to the rear aspect, radiator, LPG gas fireplace with surround and hearth (LPG gas currently disconnected) built-in cupboard housing the wall-mounted gas boiler and an internal doors to bedroom two and the rear hall.

## BEDROOM ONE

14'9" x 12'11" (4.50m x 3.94m)

Double glazed window to the side aspect, double glazed window to the rear aspect and a radiator.

## BEDROOM TWO

13'7" x 11'2"

Double glazed window to the rear aspect and a radiator.

## SHOWER ROOM

6'9" x 5'9" (2.06m x 1.75m)

Three piece suite comprising a WC, pedestal wash hand basin and corner shower enclosure with electric shower unit. Fully-tiled walls, tiled flooring, radiator, electric chrome towel radiator and an obscured double glazed window.

## REAR HALL

External door to the rear elevation and internal doors to the WC/cloakroom and utility area.

## WC/CLOAKROOM

5'0" x 2'8" (1.52m x 0.81m)

WC, part tiled walls and an obscured double glazed window.

## UTILITY AREA

Obscured double glazed window and a fitted sink.

## BATHROOM

8'4" x 4'4" (2.54m x 1.32m)

Two piece suite comprising a wash hand basin and bath. Fully-tiled walls, tiled flooring, extractor fan, electric chrome towel radiator and an obscured double glazed window.

## LANDING

Stairs up from the ground floor, internal door to bedroom three and a double glazed window to the rear aspect.

## BEDROOM THREE

16'9" x 8'10" (5.11m x 2.69m)

Double glazed window to the rear aspect, radiator and internal door to the eaves-storage area.

## EXTERNAL

Front Garden & Parking:

Directly in front of the property is an open garden area benefitting from a large paved seating area and gravelled borders/pathways. Additionally to the front is an area of off-road parking which could accommodate 4/5 vehicles. Access from here into the detached outbuilding and gate to the side garden.

Side Garden:

A large enclosed garden area with French doors from the living room. Within the side garden area is a metal dog-run area, LPG storage tank and the septic tank.

## OUTBUILDING

Separated into two sections and benefitting from power and lighting internally.

## WHAT3WORDS

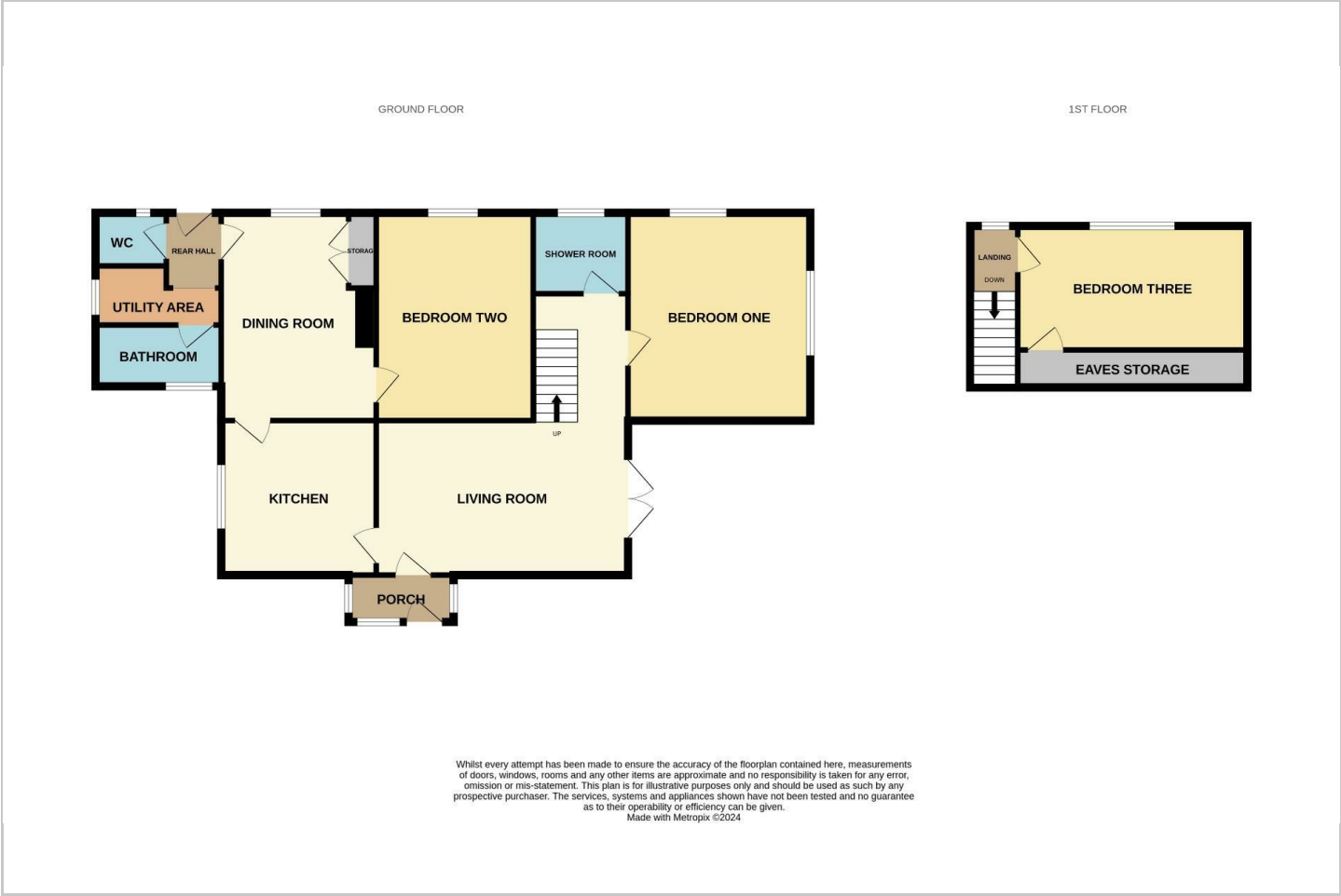
For the location of this property please visit the What3Words App and enter - curving.increases.intrigued

## PLEASE NOTE

The property is serviced via septic tank which is located within the boundaries of the property. Outline planning permission has been submitted for a new homes development within proximity of the property.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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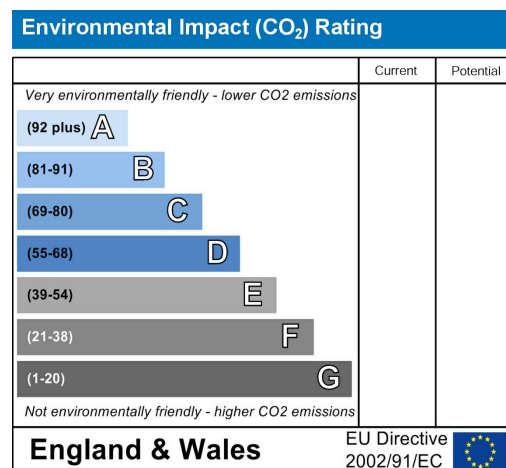
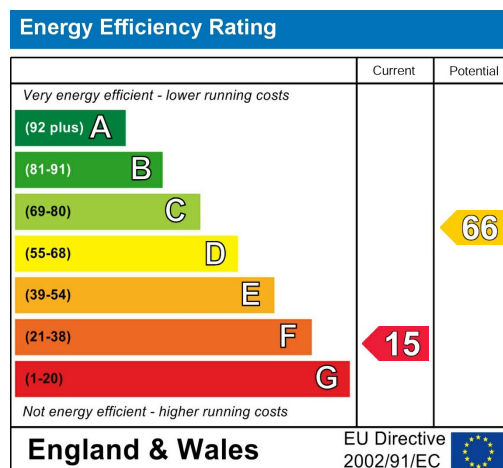








## Energy Efficiency Graph



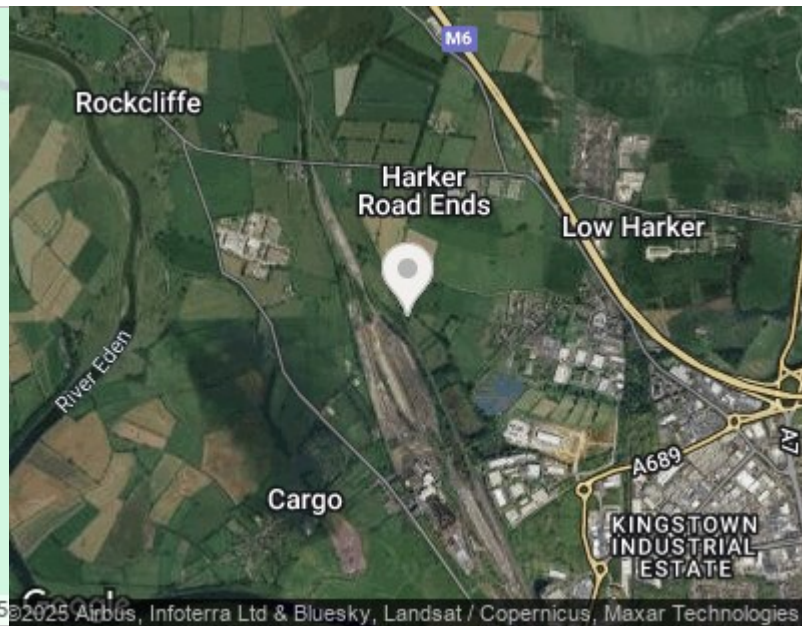
## Viewing

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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