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## Arthuret Drive

Longtown, Carlisle, CA6 5SG

Asking Price £185,000



- Detached Bungalow within a Cul-De-Sac Setting
- Open Plan Living/Dining Room with Multi-Fuel Stove & French Doors
- Two Double Bedrooms
- Landscaped Gardens to the Front & Rear
- Electric Heating & Double Glazing
- Peacefully Located within Longtown
- Kitchen with External Stable Door
- Modern Shower Room
- Off-Road Parking & Detached Garage
- EPC - C

Tel: 01228 584249

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Longtown, Carlisle, CA6 5SG

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Offered to the market in an immaculately presented condition is this two bedroom detached bungalow, complete with beautifully landscaped gardens, off-road parking and garage. The accommodation offers a light and airy interior which all flows perfectly off the central hallway, there is an open-plan living/dining room which includes a cosy multi-fuel stove and French doors, a generous kitchen, modern shower room and two double bedrooms. Stepping outside, there are gardens to the front, side and rear which have been beautifully landscaped making this an excellent home for those looking for a leisurely and easy living lifestyle. A viewing is imperative to appreciate the location, space and quality of this excellent bungalow.

The accommodation, which has electric heating and double glazing throughout, briefly comprises a hallway, living/dining room, kitchen, two bedrooms and shower room internally. Externally there are gardens to the front, side and rear, off-road parking and a single garage.  
EPC - E and Council Tax Band - C.

Longtown is a thriving town located to the North of Carlisle, on the historic A7 which connects from the English border through to Scotland's capital city, Edinburgh. For the every-day essentials, the town boasts a wide range of amenities including independent shops, convenience stores, garage, take-away restaurants and pharmacy. Additionally, Longtown also benefits from a doctors surgery, Longtown Primary School, village hall and Arthuret Church. For those looking to commute, heading South on the A7 provides direct access back to the Border City of Carlisle, which includes access onto the M6 J44, the A595 and the A69 whereas heading North over the border, the town of Gretna allows access to the A74(M) and A75. For those requiring rail connections, Carlisle Citadel Station is on the West Coast mainline, providing fast and frequent services South to London in around 3hours 23minutes and North to Edinburgh in 1hour 16minutes.

## HALLWAY

Entrance barn-style door from the front, internal doors to the living/dining room, kitchen, two bedrooms and shower room, electric radiator, loft access point and a built-in cupboard with double doors housing the hot-water heater.

## LIVING/DINING ROOM

Living Area:

Two double glazed windows to the front aspect and a feature multi-fuel stove with slate hearth and tiled splashback.

Dining Area:

Double glazed window to the side aspect, double glazed French doors to the rear garden and a electric radiator.

## KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Freestanding electric cooker, extractor unit, space and plumbing for a washing machine, space for a fridge freezer, space for a tumble drier, one bowl stainless steel sink with mixer tap, double glazed window to the rear aspect and an external barn-style door to the rear garden.

## BEDROOM ONE

Double glazed window to the rear aspect and an electric radiator.

## BEDROOM TWO

Double glazed window to the front aspect and an electric radiator.

## SHOWER ROOM

Three piece suite comprising a WC, vanity wash hand basin and shower enclosure with electric shower unit. Part-boarded walls, designer towel radiator, extractor fan and an obscured double glazed window.

## EXTERNAL

Front Garden & Parking:

Directly in front of the property is a lawned garden with gravelled borders and a paved pathway from the road to the front door which benefits a canopy

over. Additionally to the front is an attached single garage with a block-paved driveway allowing off-road parking for one vehicle. Access gates to both sides of the property.

Rear & Side Gardens:

The rear garden is predominantly lawned, benefitting from floral and gravelled borders, access to the secret garden area and side garden with the addition of a paved seating area with timber pergola over, timber swing and timber garden shed. The side garden includes an area of wild-garden and a pond whilst the secret garden area includes mature bushes and a vegetable patch area. External cold water tap and electricity socket to the rear garden.

## GARAGE

Manual up and over garage door.

## WHAT3WORDS

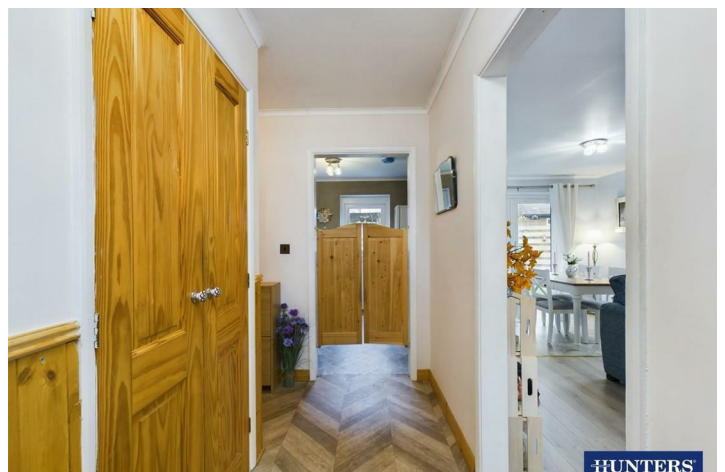
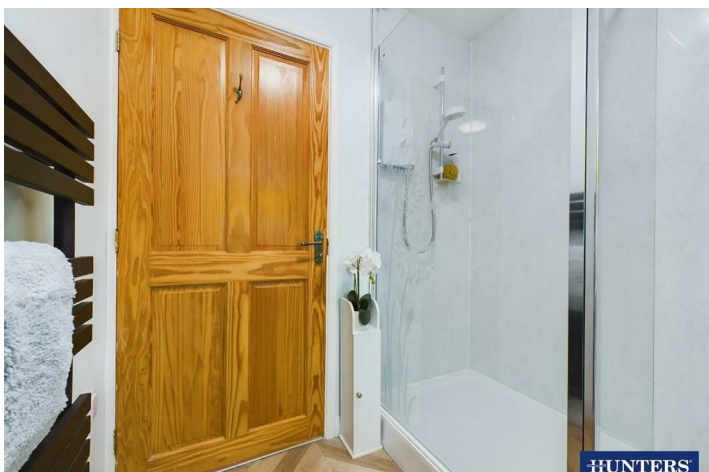
For the location of this property please visit the [W h a t 3 W o r d s A p p a n d e n t e r - mandolin.trim.gravest](https://www.what3words.com/)



Floorplan



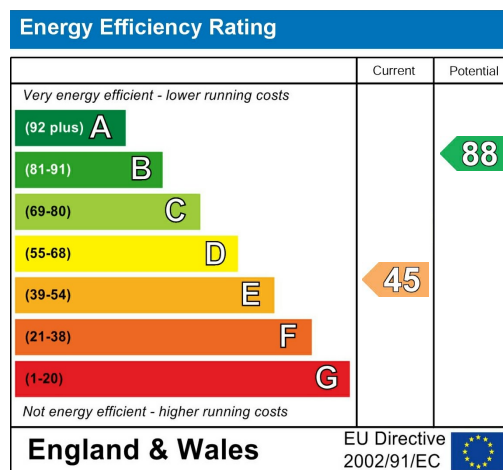








## Energy Efficiency Graph

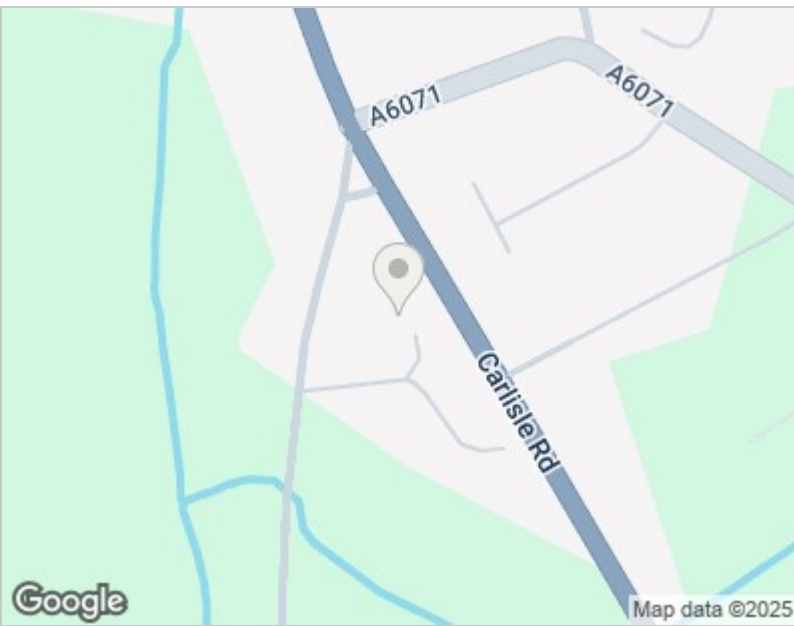


## Viewing

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



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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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