

# HUNTERS®

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## Durranhill Road

Carlisle, CA1 2SZ

Guide Price £85,000



- Mid-Renovation Project Opportunity
- Popular Residential Location Close to Rosehill, M6 and A69
- Two Reception Rooms
- First Floor Bathroom
- On-Street Parking
- Excellent Opportunity to Make Your Own
- Deceptively Spacious Mid-Terrace House
- Three Good-Sized Bedrooms
- Enclosed Rear Garden & Front Forecourt
- EPC - D

Tel: 01228 584249

# Durranhill Road

Carlisle, CA1 2SZ

Guide Price £85,000



An excellent opportunity to purchase and complete a partially-renovated mid terrace house with garden, located conveniently to the East of Carlisle and within easy access to Rosehill and the M6 J43. The accommodation internally offers an abundance of space including two large reception rooms, both with feature fireplaces, three good-sized bedrooms and a first floor bathroom. Being sold with no ongoing chain, a viewing is recommended to appreciate the space and potential of this excellent opportunity.

The accommodation briefly comprises an entrance hall, hallway, two reception room and kitchen to the ground floor with a landing, three bedrooms and bathroom to the first floor. Externally there is a forecourt garden to the front and an enclosed rear garden. Double glazing throughout. EPC - D and Council Tax Band - A.

Located on the Eastern fringe of the Carlisle within a popular residential area, the property enjoys excellent access to Rosehill which includes a range of shops and supermarkets with a wider array of amenities including bars and restaurants available within Carlisle City Centre, which takes either a 20 minute walk or 5 minute drive. The convenience of the location is excellent with J43 of the M6 motorway being minutes away with the addition of regular bus routes passing by on Durranhill Road. For families, reputable schools for all ages can be found within a short drive.

## ENTRANCE HALL

3'5" x 3'0" (1.04m x 0.91m)

## HALLWAY

## RECEPTION ONE

12'5" x 11'0" (3.78m x 3.35m)

Measurements to the maximum points.

## RECEPTION TWO

13'11" x 11'6" (4.24m x 3.51m)

Measurements to the maximum points.

## KITCHEN

10'10" x 7'4" (3.30m x 2.24m)

Measurements to the maximum points.

## LANDING

## BEDROOM ONE

12'10" x 10'11" (3.91m x 3.33m)

## BEDROOM TWO

13'11" x 10'2" (4.24m x 3.10m)

Cupboard housing the gas boiler. Measurements to the maximum points.

## BEDROOM THREE

12'10" x 7'8" (3.91m x 2.34m)

## BATHROOM

7'9" x 7'2" (2.36m x 2.18m)

Measurements to the maximum points.

## EXTERNAL

Enclosed rear garden with access gate and a forecourt garden.

## WHAT3WORDS

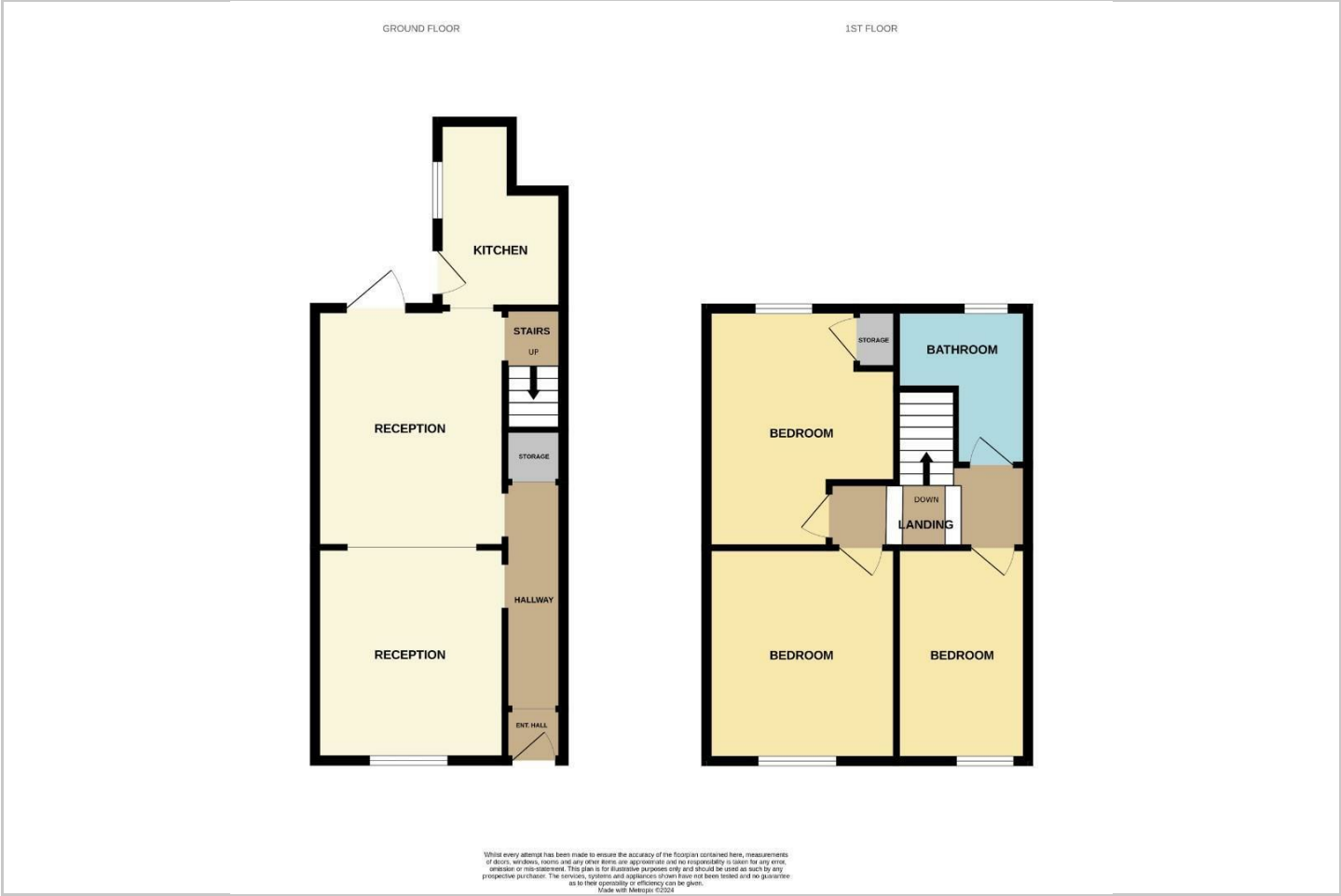
For the location of this property please visit the What3Words App and enter - mutual.foster.wells

## PLEASE NOTE

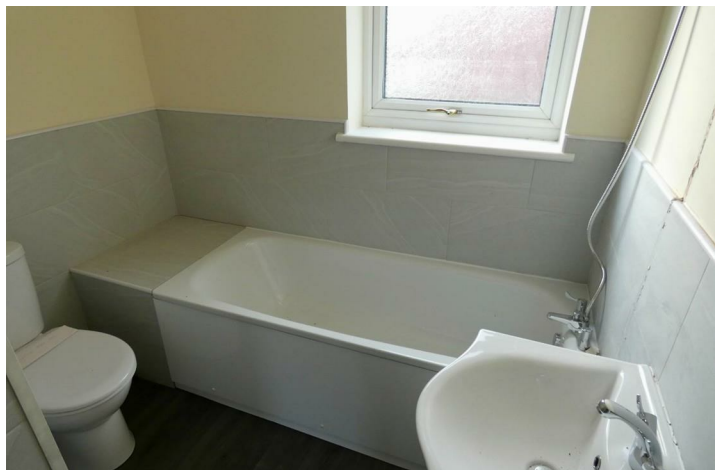
The passageway is included within the title of 84 Durranshill Road however 82 Durranshill Road benefits a right of access.



Floorplan



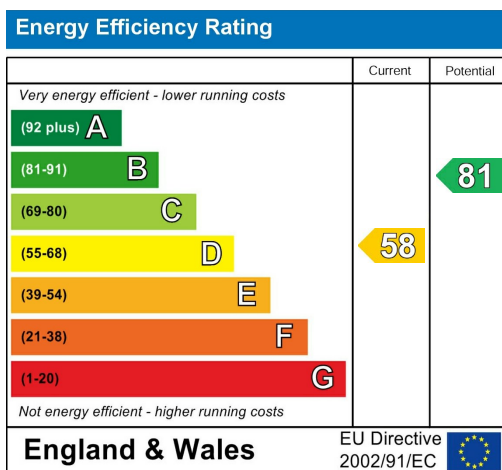








## Energy Efficiency Graph

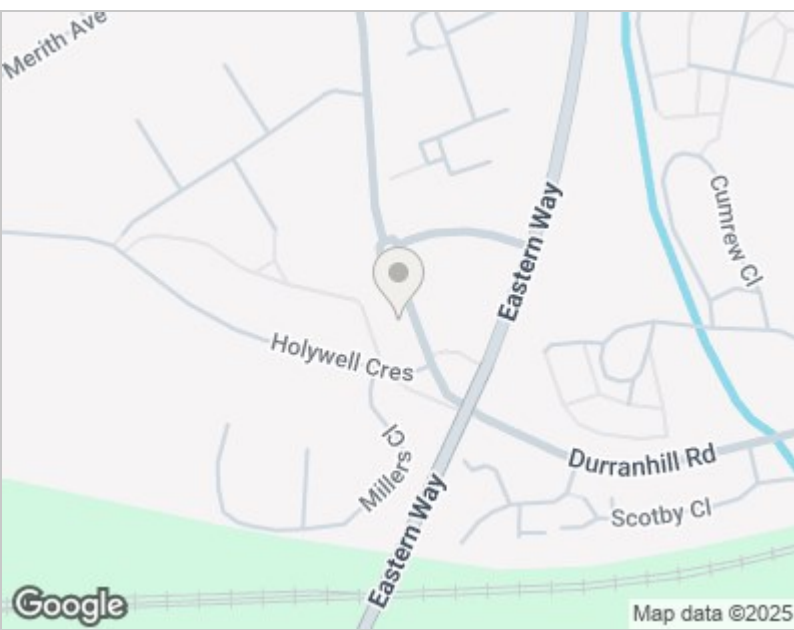


## Viewing

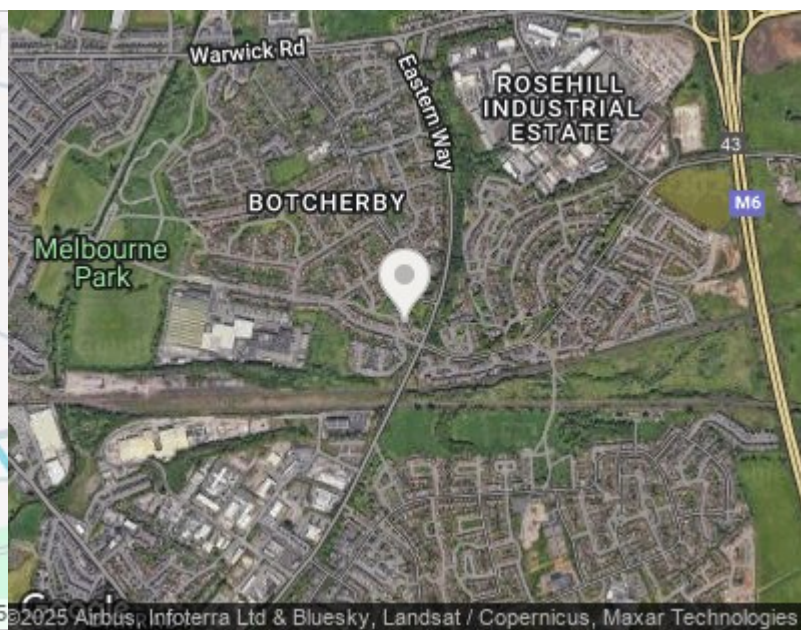
Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.



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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