

HUNTERS[®]

HERE TO GET *you* THERE



Lightfoot Drive

Carlisle, CA1 3BP

Guide Price £115,000



- Semi-Detached House
- Located to the South of Carlisle
- Living Room & Dining Kitchen
- Three-Piece Family Bathroom
- Council Tax Band - A

- Large Corner Plot
- Ideal for First Time Buyers & Investment Landlords
- Two Double Bedrooms
- Gas Central Heating & Double Glazing
- EPC - D

Tel: 01228 584249

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Occupying an excellent corner plot within a cul-de-sac setting is this light and airy, two double bedroom semi-detached house with large rear garden. Located to the South of Carlisle, with an ease of access to an array of amenities and transport links, the property makes an ideal purchase for first time buyers and investment landlords.

Contact Hunters today to schedule your viewing.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, living room and dining kitchen to the ground floor with a landing, two bedrooms and bathroom to the first floor. Externally there is a low-maintenance front garden and a large rear garden. EPC - D and Council Tax Band - A.

Located to the South of Carlisle the property is within easy reach of many local conveniences, including shops and supermarkets. For the little ones, Inglewood Junior School and Pennine View Primary School are both within a short walk. For transport connections, the M6 motorway J43 is reachable within five minutes' drive with regular bus routes passing close by. Carlisle Train Station which offers high speed rail links both North and South can be found within the city centre.

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the side, internal door to the living room, radiator and stairs to the first floor landing.

LIVING ROOM

11'10" x 10'11" (3.61m x 3.33m)

Double glazed window to the front aspect, radiator, electric fire and an internal door to the dining kitchen.

DINING KITCHEN

16'10" x 8'5" (5.13m x 2.57m)

Kitchen Area:

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, gas hob, extractor unit, one and a half bowl sink with mixer tap, space and plumbing for a washing machine, space for a fridge freezer, wall-mounted gas boiler and a double glazed window to the rear aspect.

Dining Area:

External door to the rear garden, double glazed window to the side aspect, radiator and an under-stairs cupboard.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to two bedrooms and bathroom, loft-access point and a double glazed window to the side aspect.

BEDROOM ONE

10'6" x 10'1" (3.20m x 3.07m)

Double glazed window to the front aspect and a radiator.

BEDROOM TWO

10'7" x 9'5" (3.23m x 2.87m)

Double glazed window to the rear aspect and a radiator.

BATHROOM

Three piece suite comprising a WC, pedestal wash hand basin and bath with mains shower over. Tiled splashbacks, chrome towel radiator, built-in cupboard and an obscured double glazed window.

EXTERNAL:

Front:

Small low-maintenance front garden with access to the side elevation and rear garden.

Side/Rear:

Large lawned garden to the side and rear.

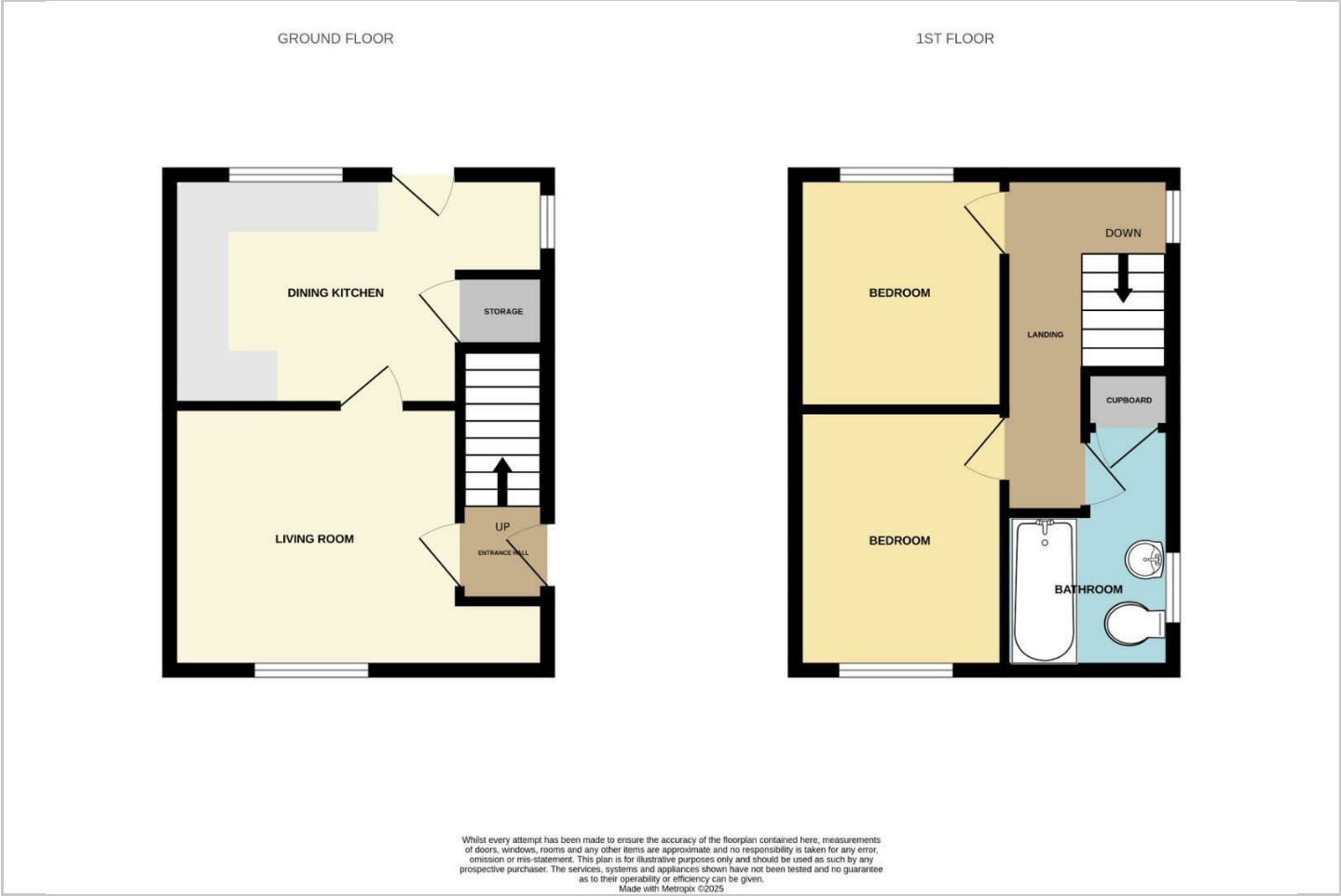
WHAT3WORDS

For the location of this property please visit the What3Words App and enter - coins.ridge.flight

AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

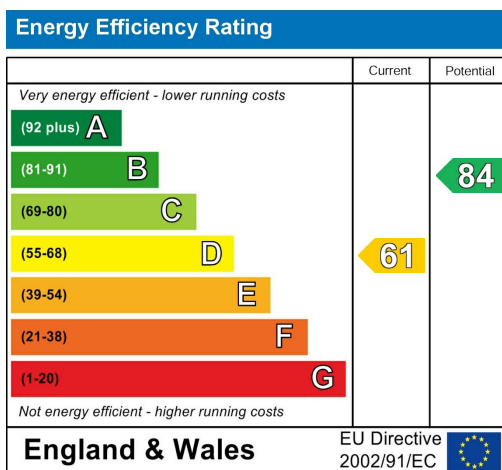
Floorplan







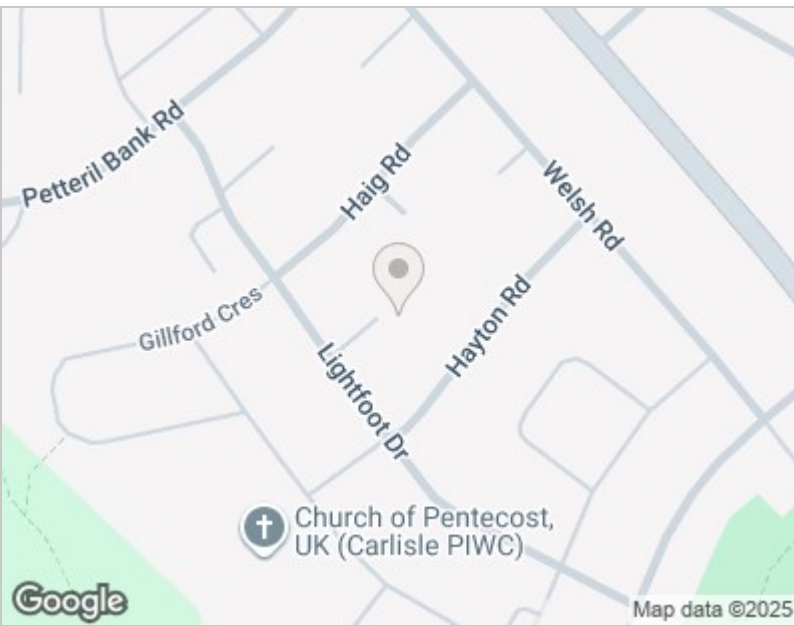
Energy Efficiency Graph



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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