



Ullswater Road

Carlisle, CA2 5RF

Guide Price £150,000



- Semi-Detached House
- Popular Residential Location
- Modern Dining Kitchen
- Modern Shower Room
- Gas Central Heating & Double Glazing
- Excellent Potential to Extend (Subject to Planning)
- Spacious Living Room with Front Aspect
- Three Bedrooms
- Front, Side & Rear Gardens plus Two Outhouses
- EPC - D

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Nicely presented throughout and boasting a modern dining kitchen and shower room, this spacious three-bedroom semi-detached house enjoys an excellent corner plot, brimming with potential to personalise or extend (subject to planning). Internally, the home has a conventional layout, with generously proportioned rooms, all filled with natural light ensuring maximum comfort and practicality. The modern dining kitchen offers an excellent space for living and entertaining, with direct access via patio doors to the rear garden. Upstairs, three good-sized bedrooms are complimented by a contemporary shower room. Situated on a corner plot, it benefits from generous gardens to the front and side, along with two outhouses and a great yard to the rear. Ideally located within Carlisle, the property will appeal to first-time buyers, young families, 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 porch, hallway, living room and dining kitchen to the ground floor with a landing, three bedrooms and shower room to the first floor. Externally there are gardens to the front, side and rear with outbuildings. EPC - D and Council Tax Band - A.

The convenience of the location is excellent, being just off Wigton Road there is direct access into the City Centre via Caldewgate or out the city via the Western Bypass which leads further to the A595, M6 or A69. Regular bus routes also pass close by on Dalston/Wigton Road making the city and surroundings very accessible. Local conveniences including locals shops, schools, post office and take-away restaurants are all within walking distance. Both the Cumberland Infirmary and McVitties are accessible within a five minute walk.

GROUND FLOOR:

ENTRANCE PORCH

4'10" x 3'0" (1.47m x 0.91m)

Entrance door from the front, internal door to the hallway, and tiled flooring.

HALLWAY

13'1" x 5'11" (3.99m x 1.80m)

Doorway to the living room, stairs to the first floor landing with small under-stairs cupboard, radiator and a double glazed window to the side aspect.

LIVING ROOM

13'3" x 12'7" (4.04m x 3.84m)

Double glazed window to the front aspect, radiator, fireplace and an opening to the dining kitchen.

DINING KITCHEN

18'10" x 10'0" (5.74m x 3.05m)

Modern fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, ceramic hob and plumbing for a dishwasher, space and plumbing for a washing machine, space for fridge and freezer one bowl stainless steel sink with mixer tap, tiled flooring, double glazed window to the rear aspect and double glazed patio doors to the rear garden.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and shower room, loft-access point and an obscured double glazed window.

BEDROOM ONE

11'2" x 10'4" (3.40m x 3.15m)

Double glazed window to the front aspect and a radiator.

BEDROOM TWO

11'1" x 10'3" (3.38m x 3.12m)

Double glazed window to the rear aspect and a radiator.

BEDROOM THREE

8'4" x 8'3" (2.54m x 2.51m)

Double glazed window to the front aspect, radiator and a built-in cupboard. The built-in cupboard includes the wall-mounted gas boiler internally.

SHOWER ROOM

7'3" x 7'1" (2.21m x 2.16m)

Three piece suite comprising a vanity WC, vanity wash hand basin and shower enclosure benefitting an electric shower. Part-tiled and part-boarded walls, tiled flooring, electric chrome towel radiator and two obscured double glazed windows. Measurements to the maximum points.

EXTERNAL:

Front & Side Gardens:

Lawned gardens with mature trees and shrubs throughout. There is a block-paved area to the side of the property.

Rear Garden & Outhouses:

A block-paved garden area to the rear with the additional benefit of two brick outhouses (one including power and lighting internally) External cold water tap attached to the outhouse.

WHAT3WORDS

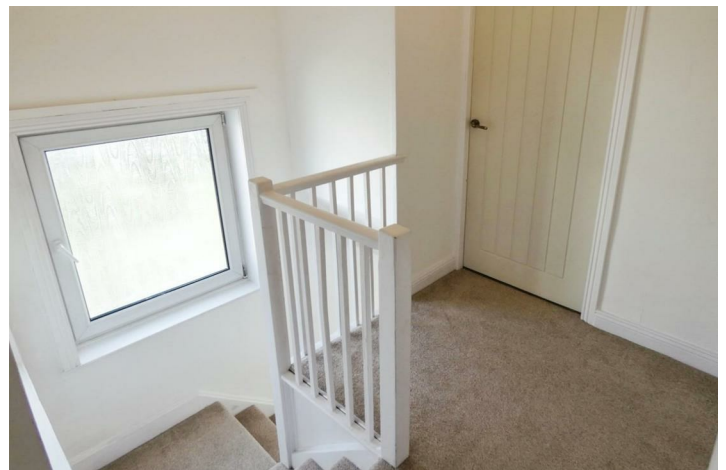
For the location of this property please visit the What3Words App and enter - talked.tolls.incomes

PLEASE NOTE

This property is of Laing Easiform construction. We recommend any mortgage purchasers speak with their financial advisor regarding this prior to submitting an offer.

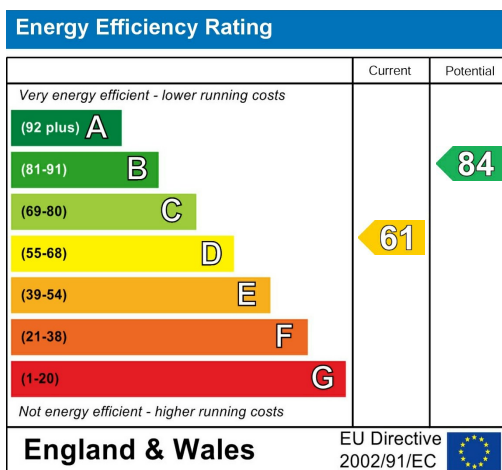
Floorplan







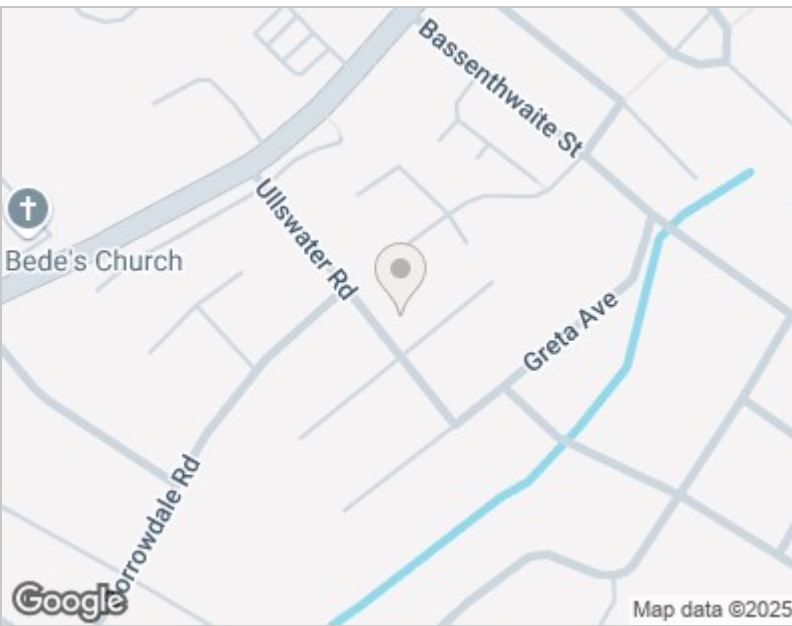
Energy Efficiency Graph



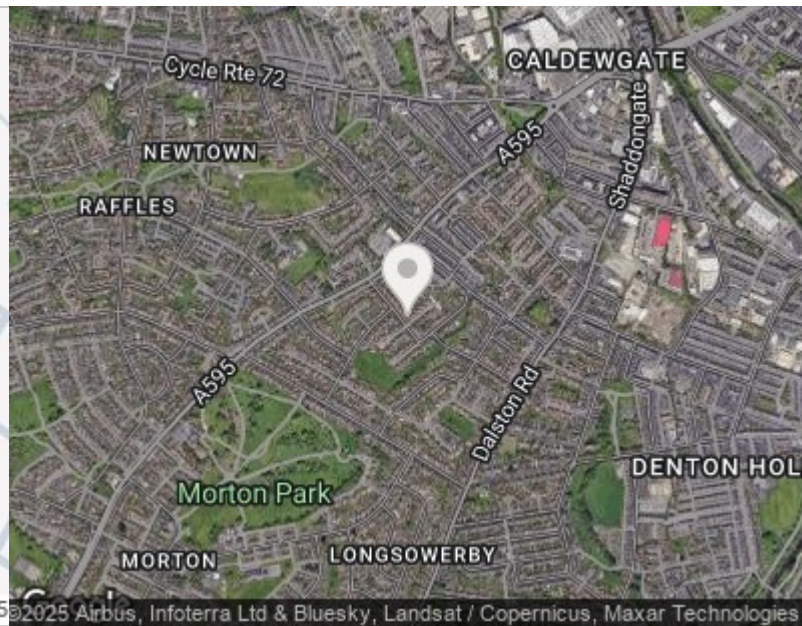
Viewing

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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