



## Riverside Way

Carlisle, CA1 2DZ

Guide Price £115,000



- No Onward Chain
- Mid-Terraced House
- Modern Kitchen & Large Living/Dining Room
- Enclosed Rear Garden
- Double Glazing & Gas Central Heating
- Well Presented Throughout
- Ideally Located within Carlisle, just off Warwick Road
- Three Good-Sized Bedrooms
- Off-Street Parking
- EPC - C

# Riverside Way

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NO ONWARD CHAIN – Very well presented and offering generous space both inside and out, this three-bedroom mid-terraced home is a must-see. Ideal for first time buyers, young families or investment landlords, the property is ready for immediate occupancy with plenty of scope to add personal touches over time. Featuring off-street parking and an enclosed rear garden, this home offers comfort, convenience, and great potential in a popular location. Contact Hunters Carlisle today to arrange your viewing!

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, living/dining room and kitchen to the ground floor with a landing, three bedrooms and bathroom to the first floor. Externally there is an enclosed rear garden and off-street parking. EPC - C and Council Tax Band - B.

Located within a popular residential area just off Warwick Road, to the East of Carlisle, the property is within easy access of many local amenities and transport links including shops, supermarkets, restaurants and public houses. Furthermore, easy 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 the M6 (J43) and A69 being minutes away with the addition of regular bus routes passing by on Greystone Road and Warwick Road. For families, reputable schools for all ages can be found within a short drive.

## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the front, internal door to the living/dining room, stairs to the first floor landing and a radiator.

### LIVING/DINING ROOM

24'6" x 10'1" (7.47m x 3.07m)

Double glazed window to the front aspect, double glazed patio doors to the rear garden, two radiators, wall-mounted electric fire, under-stairs cupboard and an internal door to the kitchen. Measurements to the maximum points.

### KITCHEN

8'11" x 7'4" (2.72m x 2.24m)

Fitted base, wall and drawer units with matching worksurfaces and upstands above. Integrated electric oven, gas hob, extractor unit, space and plumbing for a washing machine, space for a fridge freezer, one bowl stainless steel sink with mixer tap, wall-mounted gas boiler and a double glazed window to the rear aspect.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor entrance hall, internal doors to three bedrooms and bathroom, loft-access point and a built-in cupboard.

### BEDROOM ONE

12'1" x 9'7" (3.68m x 2.92m)

Double glazed window to the front aspect and a radiator. Measurements to the maximum points.

### BEDROOM TWO

12'1" x 8'2" (3.68m x 2.49m)

Double glazed window to the rear aspect and a radiator.

### BEDROOM THREE

7'1" x 6'8" (2.16m x 2.03m)

Double glazed window to the rear aspect and a radiator.

## BATHROOM

6'2" x 5'7" (1.88m x 1.70m)

Three piece suite comprising a WC, pedestal wash hand basin and bath with mains shower over. Fully-tiled walls, towel radiator, extractor fan, recessed spotlights and an obscured double glazed window.

## EXTERNAL:

An enclosed rear garden with lawn and borders. A timber garden shed providing storage along with an access gate to the rear parking area, which includes one allocated parking space for this property.

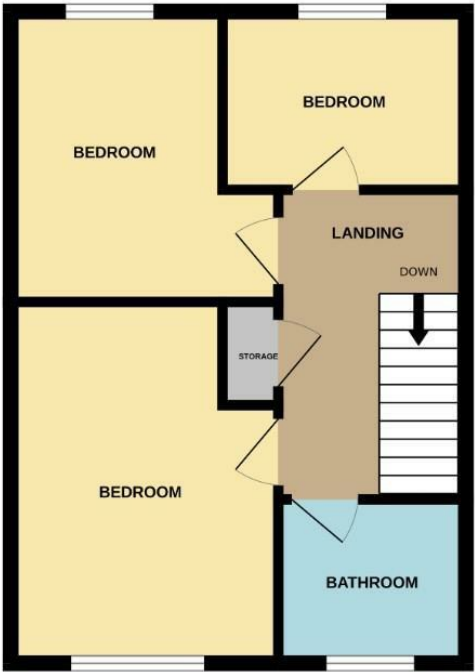
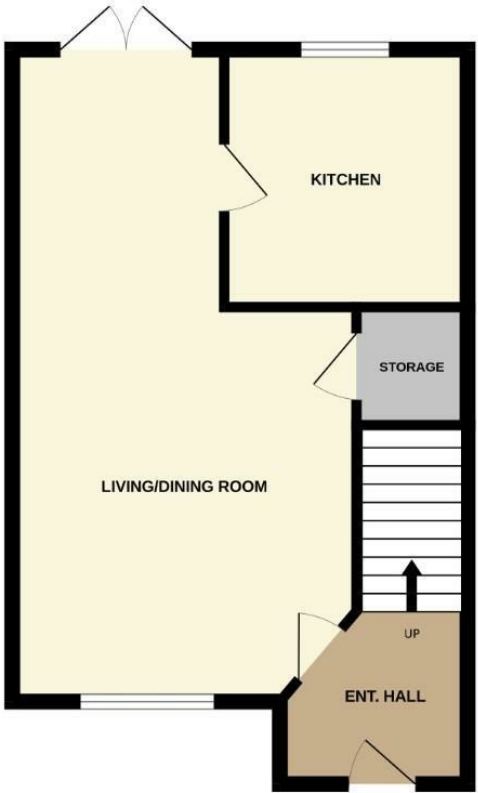
## WHAT3WORDS

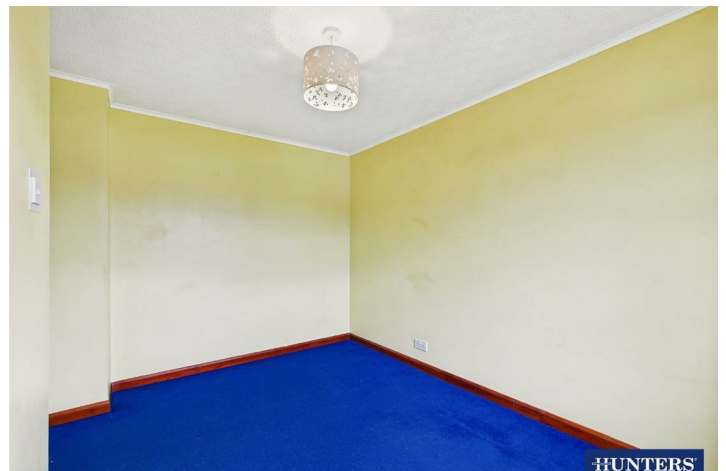
For the location of this property please visit the What3Words App and enter - reds.bath.grid

## AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (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.

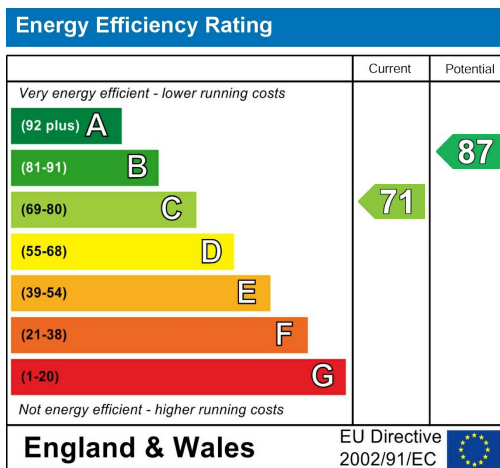
Floorplan







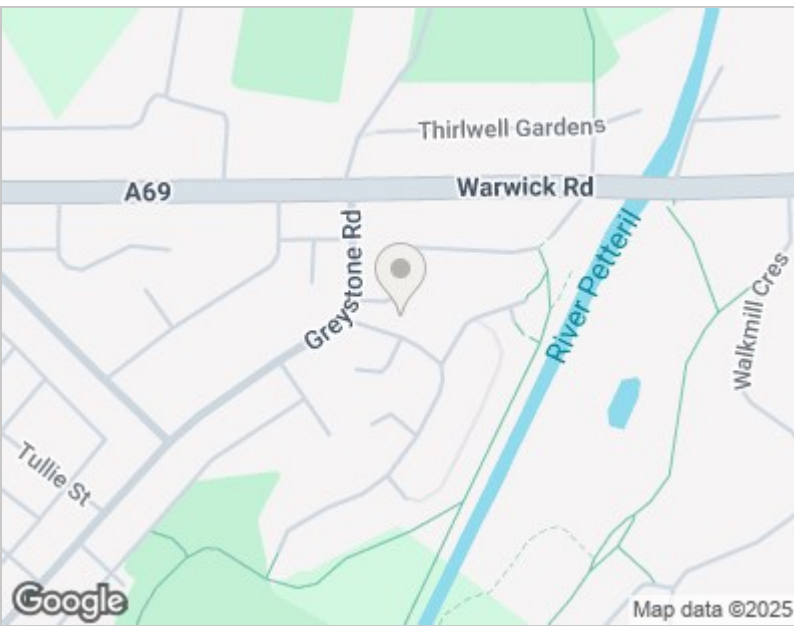
## Energy Efficiency Graph



## 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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