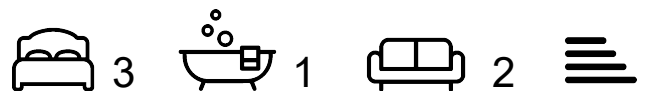




## Dixon Road

Carlisle, CA3 9QB

Guide Price £175,000



- Semi-Detached House
- Well Presented Throughout
- Large Dining Kitchen
- Three-Piece Family Bathroom
- Ample Off-Street Parking

- Popular North of the City Location
- Two Reception Rooms
- Three Bedrooms
- Private Rear Garden
- EPC - TBC

# Dixon Road

Carlisle, CA3 9QB

Guide Price £175,000



This well presented two reception, three bedroom semi-detached house enjoys a large, private rear garden, ample off-street parking and is ready for the new owners to move straight in. Offering tremendous space internally, there are both a living room and dining room, along with a generous dining kitchen, ensuring there is ample space for daily life. Three good-sized bedrooms along with a modern three-piece bathroom occupy the first floor. Heading outside, the rear garden offers an excellent space for outdoor enjoyment and entertaining. Located nicely to the North of Carlisle, this property will be a popular choice to a range of purchasers, whether that be your first home, family home or an investment opportunity. Contact Hunters today to arrange your viewing!

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

Situated within a popular residential area to the North of Carlisle, just off Kingmoor Road, with local conveniences including convenience stores, supermarkets, public houses, bars, restaurants and North Carlisle Medical Practice all within close proximity. For the little ones, you have the desirable Stanwix Primary School close by and reputable Secondary Schools within the City Centre. Access to a range of major transport routes including the M6 (J44), A69, A7 and A595 are all within a short drive.

## GROUND FLOOR:

### ENTRANCE HALL

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

### LIVING ROOM

15'2" x 11'10" (4.62m x 3.61m)

Double glazed window to the front aspect, double glazed window to the rear aspect, radiator, electric fire and an internal door to the dining kitchen. Measurements to the maximum points.

### DINING ROOM

11'9" x 9'10" (3.58m x 3.00m)

Double glazed window to the front aspect, radiator, decorative fireplace and an archway opening to the dining kitchen. Measurements to the maximum points.

### DINING KITCHEN

15'3" x 10'9" (4.65m x 3.28m)

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, one and a half bowl stainless steel sink with mixer tap, space and plumbing for a washing machine, space for a fridge freezer, wall-mounted gas boiler, radiator, recessed spotlights, under-stairs cupboard, internal door to the rear hall and two double glazed windows to the rear aspect.

### REAR HALL

5'4" x 2'7" (1.63m x 0.79m)

External door to the rear garden 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, radiator, loft-access point and a built-in airing cupboard.

### BEDROOM ONE

15'3" x 11'11" (4.65m x 3.63m)

Double glazed window to the front aspect, double glazed window to the rear aspect, radiator and a walk-in cupboard with an obscured double glazed window internally.

### BEDROOM TWO

11'10" x 9'11" (3.61m x 3.02m)

Double glazed window to the front aspect and a radiator.

### BEDROOM THREE

10'9" x 7'2" (3.28m x 2.18m)

Double glazed window to the rear aspect and a radiator.

### BATHROOM

10'8" x 5'3" (3.25m x 1.60m)

Three piece suite comprising a WC, pedestal wash basin and p-shaped bath with electric shower over. Fully tiled walls, tiled flooring, chrome towel radiator and an obscured double glazed window.

### EXTERNAL:

Front Driveway:

A large block-paved driveway to the front of the property allowing for off-street parking for multiple vehicles. Access pathway with gate to the side of the property to the rear garden.

Rear Garden:

Enclosed rear garden benefitting a paved seating area, lawned garden, raised sleeper border, timber garden shed and an external cold water tap.

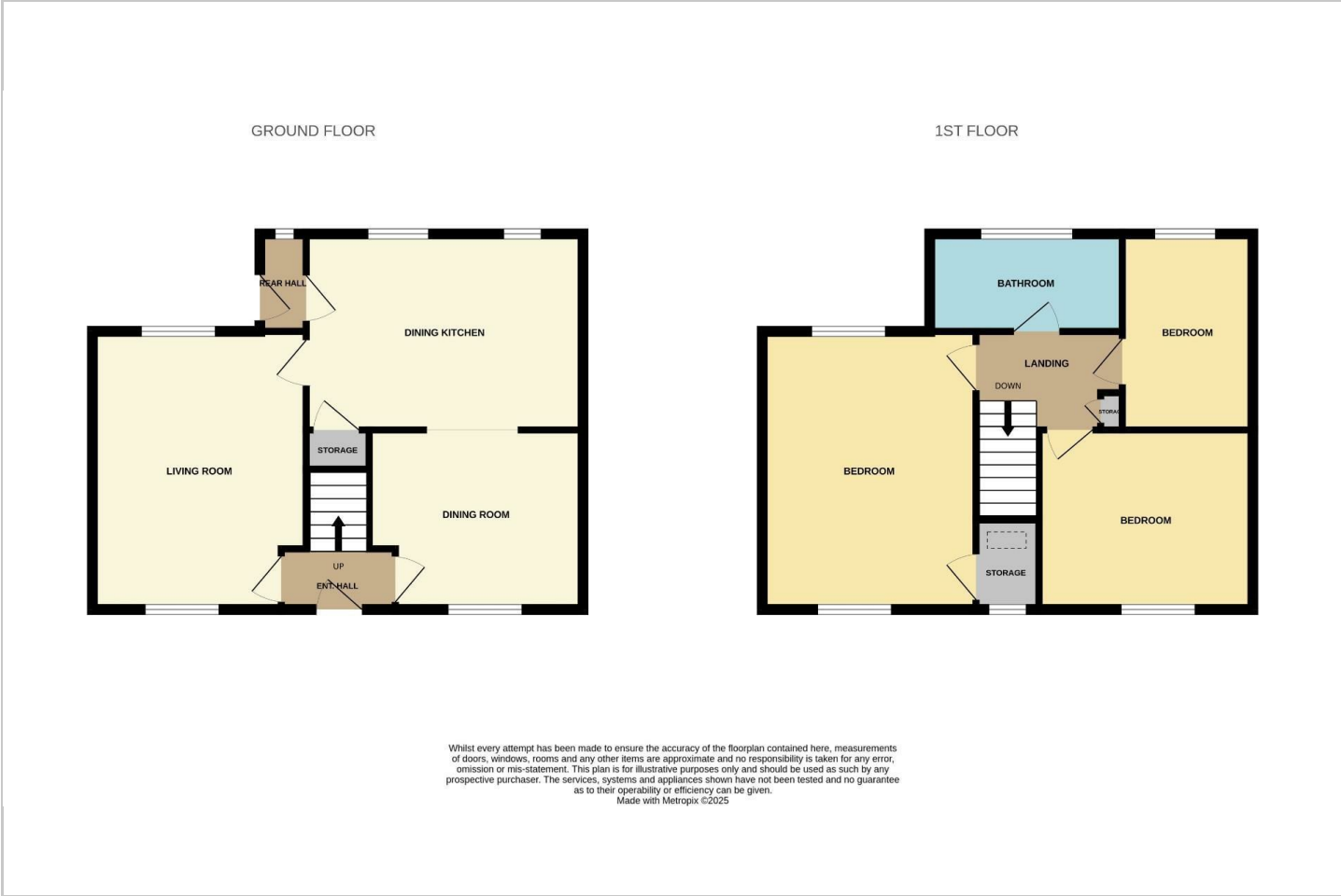
### WHAT3WORDS

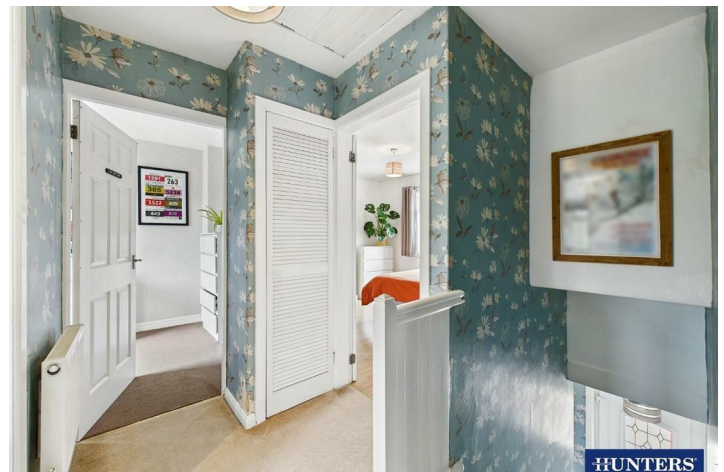
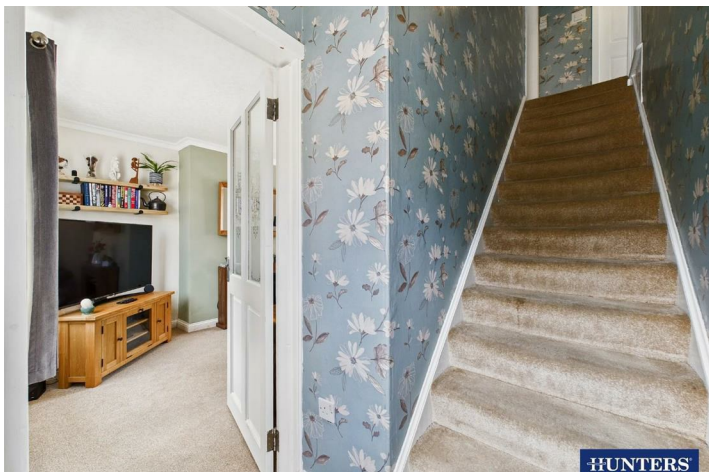
For the location of this property please visit the What3Words App and enter - scary.return.elder

### 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.

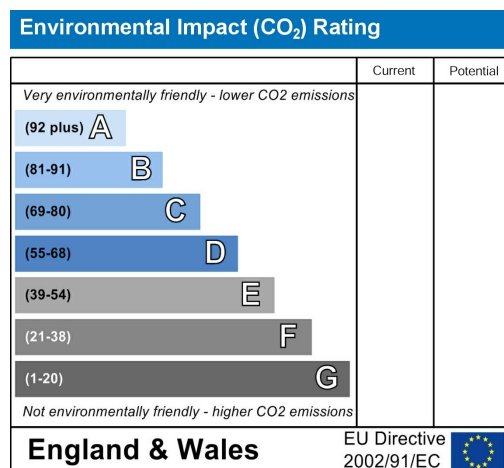
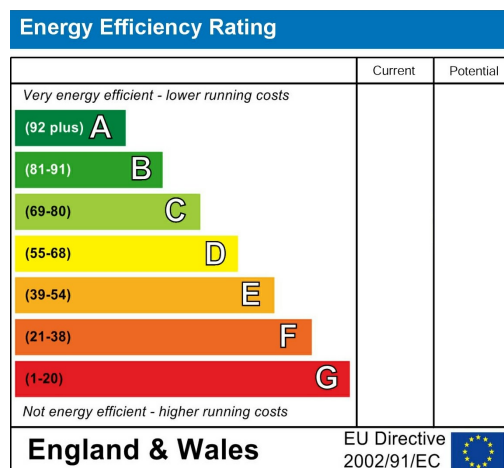
Floorplan







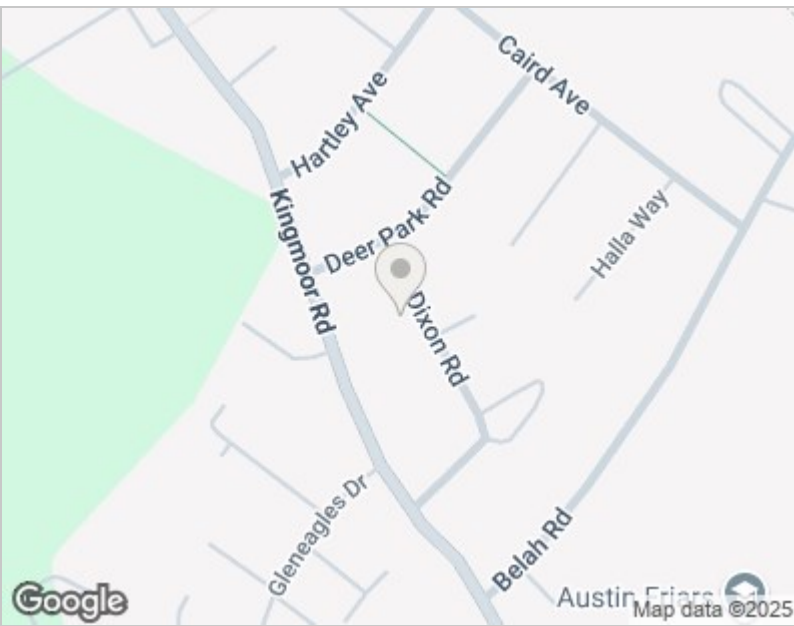
## Energy Efficiency Graph



## 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



**HUNTERS**  
HERE TO GET *you* THERE

Tel: 01228 584249



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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