



## London Road

Carlisle, CA1 3HA

Guide Price £240,000



- Bay-Fronted & Extended Semi-Detached House
- Ideally Situated on London Road, to the South of Carlisle
- Dining Kitchen with Adjoining Utility Room
- First Floor Shower Room & Bathroom
- Off-Street Parking & Integral Garage

- Exceptional Family Home with Superb Potential
- Two Spacious Reception Rooms
- Four Double Bedrooms
- Generous Gardens to the Front & Rear
- EPC - D

# London Road

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This extended four-bedroom semi-detached home with gardens and garage is ideally situated on London Road, to the South of Carlisle city centre and offers generous living space with outstanding potential to become an everlasting family home. The property, which has had a new roof fitted in February 2025, boasts two spacious reception rooms, including a charming bay-fronted living room and dining room with direct garden access, a convenient dining kitchen and four double bedrooms, all providing ample space for the whole family to live and grow in true harmony. As a period-style home does, it features a wealth of characterful details such as a bay frontage, a grand hallway with striking staircase with galleried landing, along with well-proportioned rooms and high ceilings. For added convenience, there is an integral garage, off-street parking and lovely gardens to the front and rear. A viewing comes highly recommended, contact Hunters Carlisle today.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, living room, dining room, dining kitchen and utility room to the ground floor with a landing, four bedrooms, bathroom, WC and shower room to the first floor. Externally there is off-street parking to the front, an integral garage and gardens to the front and rear. EPC - D and Council Tax Band - C.

Located on London Road, one of Carlisle's arterial routes, the property is perfectly situated for access both in-to and out-of the City. London Road takes you directly into the heart of the historic city or directly to the M6 motorway J42. Many major retailers are within a short walk including B&Q, Pets at Home, ASDA, B&M Bargains and Iceland whereas within the City Centre, there is an excellent array of conveniences including the lanes shopping centre, convenience stores and highly reputable bars and restaurants.

## GROUND FLOOR:

### HALLWAY

Entrance door from the front, internal doors to the living room, kitchen and dining room, radiator and stairs to the first floor landing with an under-stairs cupboard.

### LIVING ROOM

Gas fire, radiator and a double glazed bay window to the front aspect.

### DINING ROOM

Gas fire, radiator and double glazed patio doors to the rear garden.

### DINING KITCHEN

Kitchen Area:

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, gas hob, one and a half bowl stainless steel sink with mixer tap, opening to the utility room and a double glazed window to the side aspect.

Dining Area:

Radiator, external door to the rear garden and a double glazed window to the rear aspect.

### UTILITY ROOM

Fitted drawer and wall units with worksurfaces above. Space and plumbing for a washing machine, wall-mounted gas boiler and an obscured double glazed window.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway with a galleried landing, internal doors to four bedrooms, bathroom, WC and shower room, loft-access point and a built-in cupboard with double doors.

### BEDROOM ONE

Radiator and a double glazed bay window to the front aspect.

### BEDROOM TWO

Radiator, two built-in wardrobes with sliding doors and a double glazed window to the rear aspect.

### BEDROOM THREE

Radiator, built-in cupboards and a double glazed window to the front aspect.

### BEDROOM FOUR

Radiator and a double glazed window to the front aspect.

### BATHROOM & WC

Bathroom:

Two piece suite comprising a pedestal wash basin and bath with hand shower attachment. Fully-tiled walls, radiator, built-in cupboard and an obscured double glazed window.

WC:

WC and an obscured double glazed window.

## SHOWER ROOM

Four piece suite comprising a WC, vanity wash basin, bidet and shower enclosure with electric shower unit. Part-tiled walls, radiator and an obscured double glazed window.

## EXTERNAL:

Front Garden & Driveway:

To the front of the property is a lawned garden with mature borders and hedging along with a tarmac driveway allowing for off-street parking for two vehicles. Access from the driveway into the garage, along with steps towards the front entrance porch. Double gates to the side of the property allow for pedestrian and limited vehicular access to the side elevation.

Rear Garden:

Generous rear garden benefitting a concrete hardstanding area directly to the rear of the property with steps up to the mature garden area. The garden area is predominantly lawned and surrounded by mature borders of trees, shrubs and flowers. Located to the side elevation is a coal bunker and to the rear elevation is an external cold water tap.

## GARAGE

Manual up and over garage door, pedestrian access door, power and lighting internally.

## WHAT3WORDS

For the location of this property, please visit the What3Words App and enter - wiped.influencing.desk

## 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.

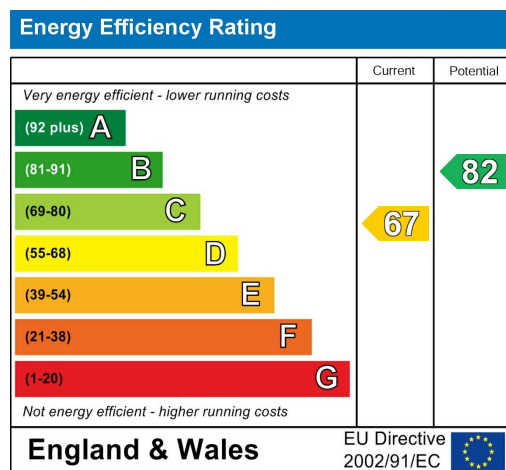
Floorplan







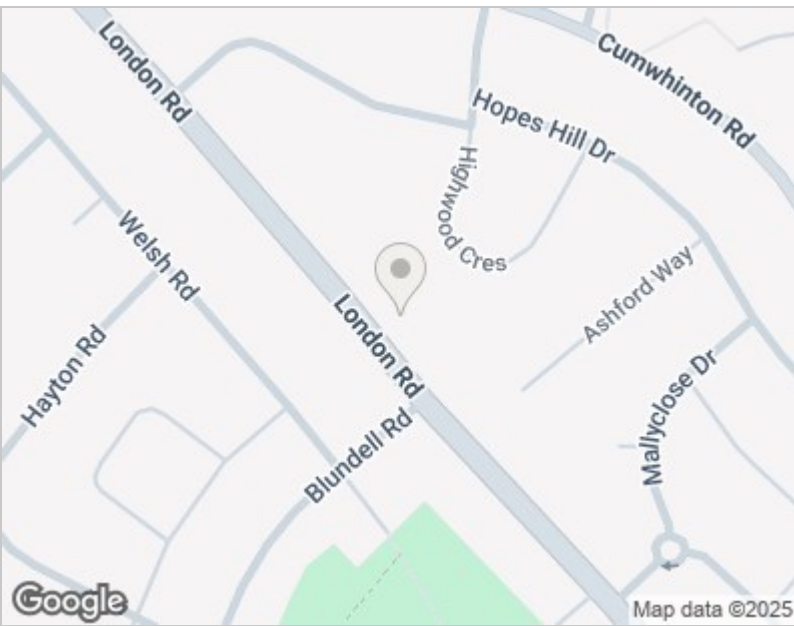
## Energy Efficiency Graph



## 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



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56 Warwick Road, Carlisle, Cumbria, CA1 1DR  
Tel: 01228 584249 Email: [centralhub@hunters.com](mailto:centralhub@hunters.com)  
<https://www.hunters.com>

