



HUNTERS®

Carvoran Way

Carlisle, CA2 7XJ

Guide Price £200,000



- Spacious Semi-Detached House
- Excellent Potential to Extend (Subject to Permissions)
- Kitchen with Utility/Dining Area
- Accessible Loft with Part-Boarding & Lighting
- Off-Street Parking & Garage
- Popular Area to the West of Carlisle
- Large Living/Dining Room
- Three Good-Sized Bedrooms
- Large Low-Maintenance Rear Garden
- EPC - D

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This three bedroom semi-detached house is well presented throughout and ready for the new owners to move straight in. Whilst the property offers excellent potential to extend (subject to permissions) the current configuration offers a wonderful open-plan living and dining room, large kitchen with a utility/dining area off, three good-sized bedrooms, generous family bathroom and an excellent loft which is accessible via a spacesaver staircase off the landing, all-in-all, an excellent space and configuration for families, first time buyers and professionals. Stepping outside, there is a large low-maintenance rear garden along with a driveway and attached single garage. Situated within the Sandsfield Park area, to the West of Carlisle, this property will be sure to move quickly, contact Hunters today to secure your viewing!

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, open-plan living/dining room and a dining kitchen to the ground floor with a landing, three bedrooms and family bathroom to the first floor. Externally there is off-street parking, garage and gardens to the front and rear. EPC - D and Council Tax Band - B.

Carvoran Way is nicely situated to the West of Carlisle, which has fantastic access to the Western City bypass with the additional benefit of regular bus routes passing close by. Access into the city itself takes a 10-minute drive which provides a wide array of supermarkets, bars and restaurants whilst locally, there are convenience stores within walking distance for the every-day essentials. For family living, there are reputable schools for all ages within close proximity.

GROUND FLOOR:

HALLWAY

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

OPEN-PLAN LIVING/DINING ROOM

Living Area:

Radiator and a double glazed window to the front aspect.

Dining Area:

Radiator and double glazed patio doors to the rear garden.

KITCHEN WITH UTILITY/DINING AREA

Kitchen:

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated eye-level electric double oven, five-burner gas hob, extractor unit, one and a half bowl stainless steel sink with mixer tap, space and plumbing for an American style fridge freezer, under-counter lighting, tiled flooring and a double glazed window to the rear aspect.

Utility/Dining Area:

Fitted worksurface, space and plumbing for a washing machine, space for a tumble drier, radiator, tiled flooring, internal door to the garage, external door to the rear garden and a double glazed window to the rear aspect.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and family bathroom, double glazed window to the side aspect and spacesaver staircase up to the loft. The loft includes part-boarded and lighting.

BEDROOM ONE

Radiator and a double glazed window to the front aspect.

BEDROOM TWO

Radiator and a double glazed window to the rear aspect.

BEDROOM THREE

Radiator, over-stairs cupboard and a double glazed window to the front aspect.

FAMILY BATHROOM

Three piece suite comprising a vanity WC and wash basin combination unit, and a bath with mixer shower over. Fully-tiled walls, chrome towel radiator, recessed spotlights, extractor fan and two obscured double glazed windows.

EXTERNAL:

Front Garden & Driveway:

Lawned front garden with paved driveway, allowing off-street parking for one/two vehicles. Access into the garage from the driveway along with a shared access pathway to the side of the garage towards the rear garden.

Rear Garden:

Enclosed rear garden including a large paved seating area, decking and an external cold water tap.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - swing.shell.ozone

GARAGE

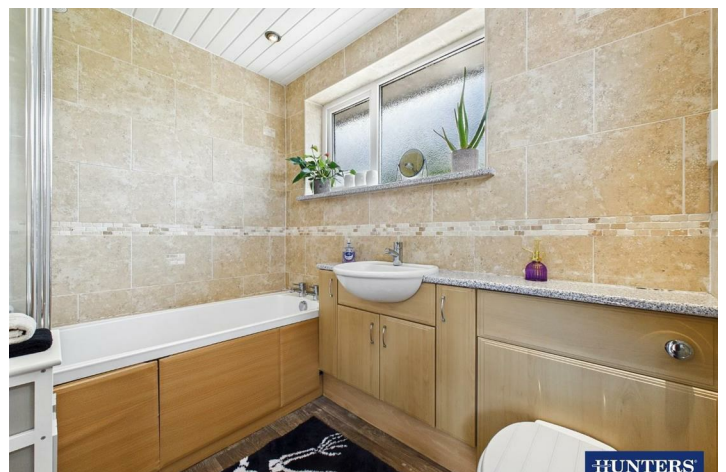
Manual up and over garage door, wall-mounted gas boiler, radiator, power and lighting.

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

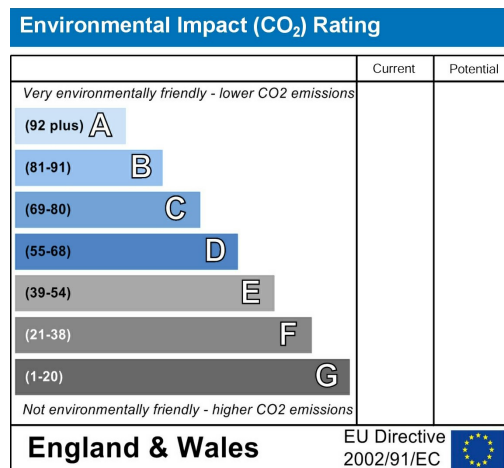
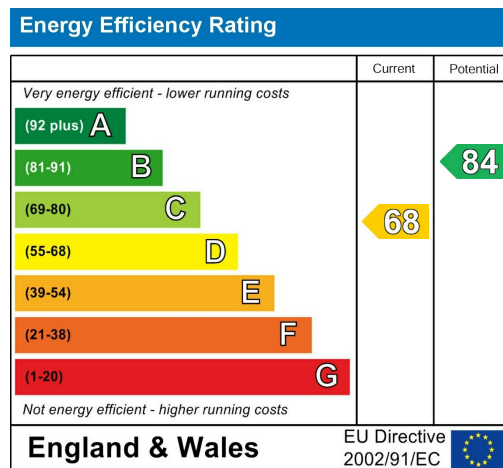






HUNTERS

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.

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

