



Sycamore Drive

Longtown, Carlisle, CA6 5NZ

Guide Price £170,000



- Beautifully Presented Two-Bedroom Semi-Detached Bungalow
- Fabulous Sunroom Extension Creating a Bright Living Space
- Stylish Modern Fitted Kitchen
- Contemporary Shower Room
- Private and Landscaped Rear Garden
- Peaceful and Well-Established Location in Longtown
- Generous Open-Plan Living and Dining Room
- Two Well-Proportioned Bedrooms
- Ample Driveway Parking with Carport
- EPC - D

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Nestled within a peaceful and well-established area of Longtown, this beautifully presented two-bedroom semi-detached bungalow offers the perfect blend of comfort, style and convenience.

Thoughtfully maintained throughout and enhanced by a fabulous sunroom extension, the home features a generous open-plan living and dining room that flows seamlessly into a stylish fitted kitchen, two well-proportioned bedrooms and a contemporary shower room. Externally, there is ample parking with a carport and a nicely landscaped rear garden providing a private and tranquil space to relax or entertain. Conveniently located close to Longtown's shops, cafes and transport links, this superb bungalow presents an excellent lifestyle opportunity for a range of buyers, contact Hunters today to arrange your viewing.

The accommodation, which has electric heating and double glazing throughout, briefly comprises a hallway, living/dining room, sunroom, kitchen, two bedrooms and shower room internally. Externally there is off-street parking with carport and gardens to the front and rear. EPC - D and Council Tax Band - B.

Longtown is a thriving town located to the North of Carlisle, on the historic A7 which connects from the English border through to Scotland's capital city, Edinburgh. For the every-day essentials, the town boasts a wide range of amenities including independent shops, convenience stores, garage, take-away restaurants and pharmacy. Additionally, Longtown also benefits from a doctors surgery, Longtown Primary School, village hall and Arthuret Church. For those looking to commute, heading South on the A7 provides direct access back to the Border City of Carlisle, which includes access onto the M6 J44, the A595 and the A69 whereas heading North over the border, the town of Gretna allows access to the A74(M) and A75. For those requiring rail connections, Carlisle Citadel Station is on the West Coast mainline, providing fast and frequent services South to London in around 3hours 23minutes and North to Edinburgh in 1hour 16minutes.

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living/dining room, kitchen, two bedrooms and shower room, electric radiator and a built-in cupboard with lighting and water tank internally.

LIVING/DINING ROOM

Double glazed patio doors to the sunroom, double glazed window to the rear aspect, two electric radiators and an opening to the kitchen.

SUNROOM

Double glazed windows to the rear aspect, double glazed patio doors to the rear garden, and an electric radiator.

KITCHEN

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

BEDROOM ONE

Double glazed window to the front aspect, and an electric radiator.

BEDROOM TWO

Double glazed window to the front aspect, and an electric radiator.

SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin and shower enclosure with mains shower unit. Part-tiled walls, electric chrome towel radiator and an extractor fan.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a lawned garden with a large block-paved driveway extending to the side of the property. The driveway allows off-street parking for two vehicles and benefits a car-port and an access gate to the rear garden.

Rear Garden:

To the rear of the property is an enclosed garden, benefitting a paved seating area, lawned garden with mature floral borders, a large timber garden shed and an external cold water tap.

WHAT3WORDS

For the location of this property, please visit the What3Words App and enter - deep.canal.reds

AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (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.

PLEASE NOTE

We have been advised there is an annual service charge of approximately £170.00 for the upkeep of the development.

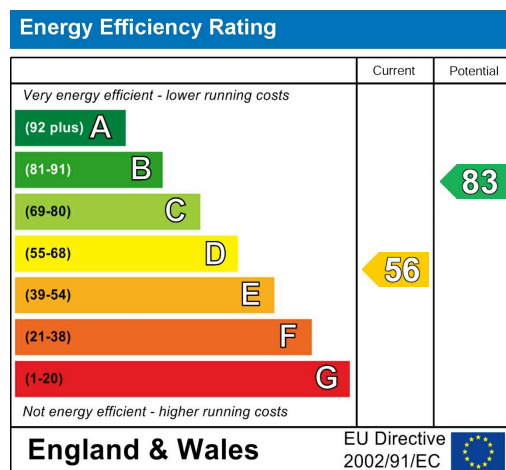
Floorplan







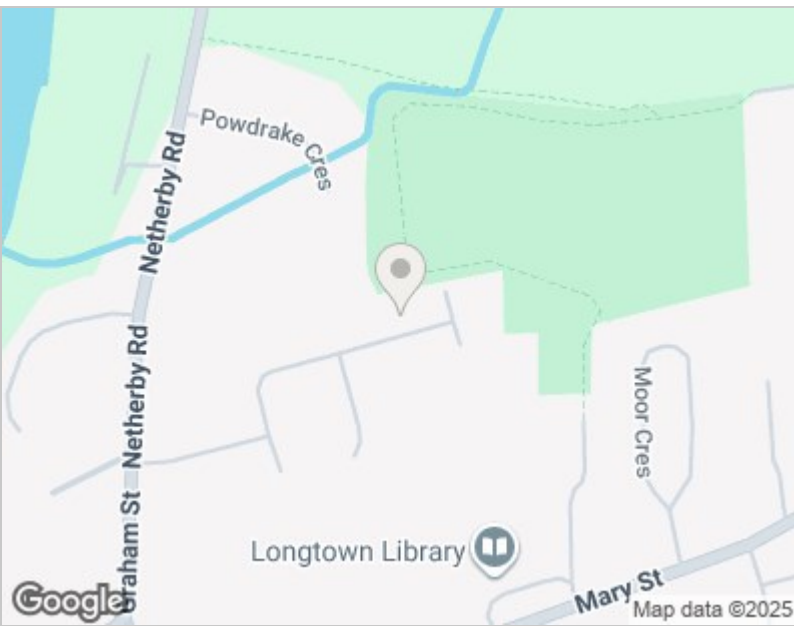
Energy Efficiency Graph



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.

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

