

HUNTERS[®]

HERE TO GET *you* THERE



Botcherby Avenue

Carlisle, CA1 2TU

Rent £775 PCM

Deposit £894



A recently refurbished three-bed semi detached home with new fitted kitchen, new bathroom, new floor coverings and redecoration., and with a large rear garden.

On approaching the property you enter through a gate and into the front garden, then three steps up to the front door and into the property.

Internally you will find a lounge and the newly fitted kitchen on the ground floor, whilst to the first floor there are three bedroom and the lovely new bathroom.

Externally you will find a low maintenance garden to the front and then a large garden to the rear.

The property is double glazed and gas centrally heated and there is plenty of parking out the front on the street.



Lounge
A light and airy room with a window looking out the the front elevation and with plenty of space for a sofa and chairs and television table. Provides access to the kitchen.

Kitchen
The kitchen is newly fitted with a range of grey coloured cabinets at wall and base level and with contrasting work-surfaces over. There is an integral electric oven and ceramic hob with an extractor fan over, and an inset stainless stell sink and drainer. There is undercounter space and plumbing for a washing machine and for a tall fridge freezer.

First Floor Landing
Accessed from the stairs rising from the entrance hall and providing access to all the first floor accommodation.

Bedroom One
A double bedroom looking out from the front elevation.

Bedroom Two
A second double room, this one looking out to the rear garden.

Bedroom Three
This is a smaller room, and there is some limited floor space, so perhaps best used as a home office, nursery room or dressing room.

Bathroom

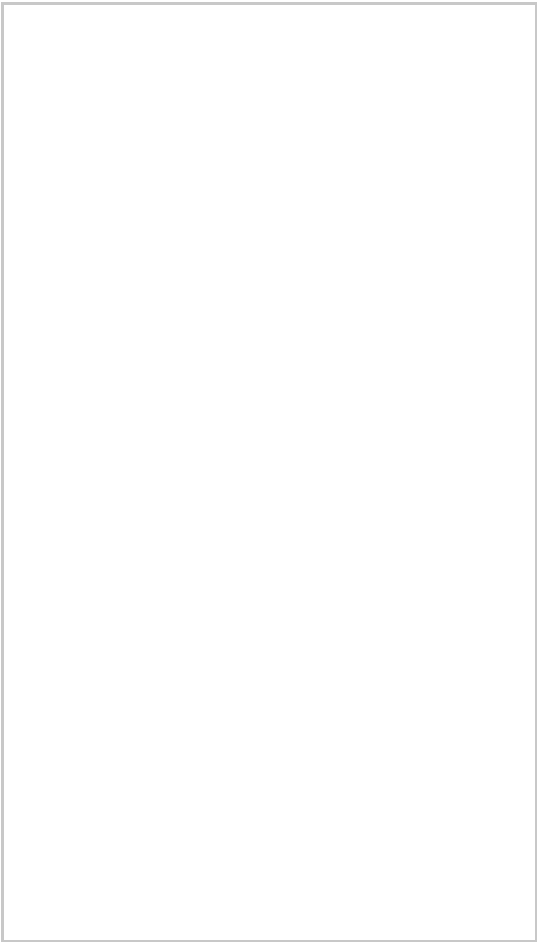
Gardens
There is an easy to maintain garden to the front and then a very large, secure rear garden. Mostly laid to lawn ad with a gravel area to the far end. The garden backs onto a playing field. A brilliant outside space.

Outside
There is on-street parking to the front of the property.

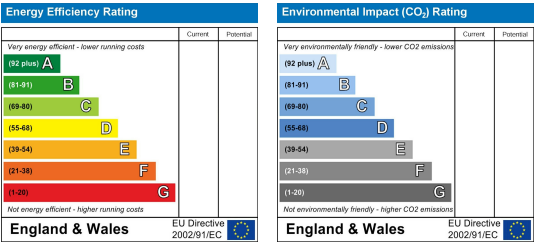
Area Map



Floor Plans



Energy Efficiency Graph



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.