



Brookside

Carlisle, CA2 7JR

£55,000



- No Onward Chain
- Semi-Detached House
- Fitted Kitchen
- Family Bathroom & Downstairs WC
- Gas Central Heating & Double Glazing (Excluding Rear Porch)

- Excellent Project Opportunity
- Two Reception Rooms plus Spacious Rear Porch
- Two Bedrooms
- Off-Street Parking & Gardens
- EPC - D

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Contact Hunters today to schedule your viewing! NO CHAIN – Offering an excellent project opportunity, this two-bedroom semi-detached home with off-street parking is generously proportioned and ideal for developers, investment landlords, or those seeking a home they can truly personalise. Featuring two reception rooms, a kitchen, a spacious rear porch, and a convenient downstairs WC, the property offers excellent space for daily life and entertaining. To the first floor are two bedrooms and a family bathroom. Externally, there is a driveway with double gates, along with front and rear gardens in need of landscaping. A viewing comes highly recommended.

The accommodation, which has gas central heating and double glazing (excluding the rear porch), briefly comprises an entrance hall, living room, dining room, kitchen, hall, WC and rear porch to the ground floor with a landing, two bedrooms and bathroom to the first floor. Externally, there is off-street parking and gardens to the front and rear. EPC - D and Council Tax Band - A.

Located conveniently to the West of Carlisle and offering excellent access to both local amenities and excellent transport connections. Shops, supermarkets, and convenience stores are all within walking distance, ideal for everyday needs whilst the city centre and Cumberland Infirmary are both within a short walk or drive. Regular bus routes pass close by, providing easy access across Carlisle and beyond, along with easy access to the Western City Bypass. The area is also home to a number of reputable schools for all age groups, making it a practical choice for families. In addition, Heysham Park is easily accessible, offering a great spot for walks and outdoor recreation.

GROUND FLOOR:

ENTRANCE HALL

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

LIVING ROOM

13'3" x 11'9" (4.04m x 3.58m)

Double glazed window to the front aspect, radiator, under-stairs cupboard and an opening to the dining room. Measurements to the maximum points.

DINING ROOM

9'1" x 8'0" (2.77m x 2.44m)

Double glazed window to the side aspect, radiator, opening to the kitchen and an internal door to the hall.

KITCHEN

8'11" x 8'5" (2.72m x 2.57m)

Fitted kitchen comprising base and wall units with worksurfaces and tiled splashbacks above. Freestanding dual electric/gas cooker, one and a half bowl stainless steel sink with mixer tap, and a double glazed window to the rear porch.

HALL & WC

Hall:

Internal doors to the WC and rear porch.

WC:

WC, radiator and an obscured double glazed window.

REAR PORCH

11'5" x 8'10" (3.48m x 2.69m)

Two single glazed windows to the rear aspect, external door to the rear garden, and a wash hand basin.

FIRST FLOOR:

LANDING

Stairs up from the ground floor entrance hall, and internal doors to two bedrooms and bathroom.

BEDROOM ONE

17'11" x 11'10" (5.46m x 3.61m)

Two double glazed windows to the front aspect,

and a radiator. Measurements to the maximum points.

BEDROOM TWO

13'3" x 8'11" (4.04m x 2.72m)

Double glazed window to the rear aspect, radiator and a built-in cupboard housing the wall-mounted gas boiler. Measurements to the maximum points.

BATHROOM

9'0" x 8'3" (2.74m x 2.51m)

Three piece suite comprising a WC, vanity wash basin and a bath with shower over. Part-tiled walls, chrome towel radiator and an obscured double glazed window.

EXTERNAL:

Front Garden & Parking:

To the front of the property is a garden area, along with a block-paved driveway with double gates allowing off-street parking for one vehicle. The driveway has the possibility to extend further to the side of the property, subject to permissions.

Rear Garden:

Including a small raised paved seating area, mature trees and a timber garden shed.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - jumpy.legs.fact

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.

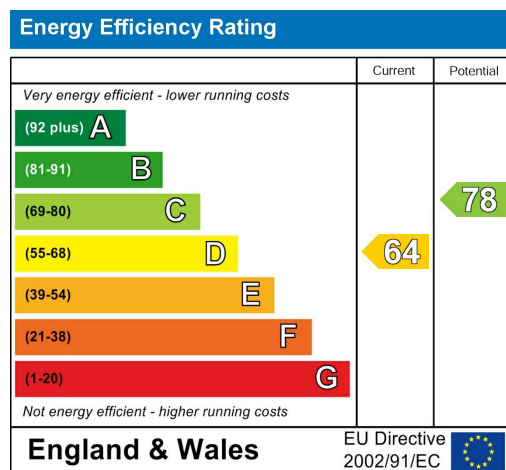
Floorplan







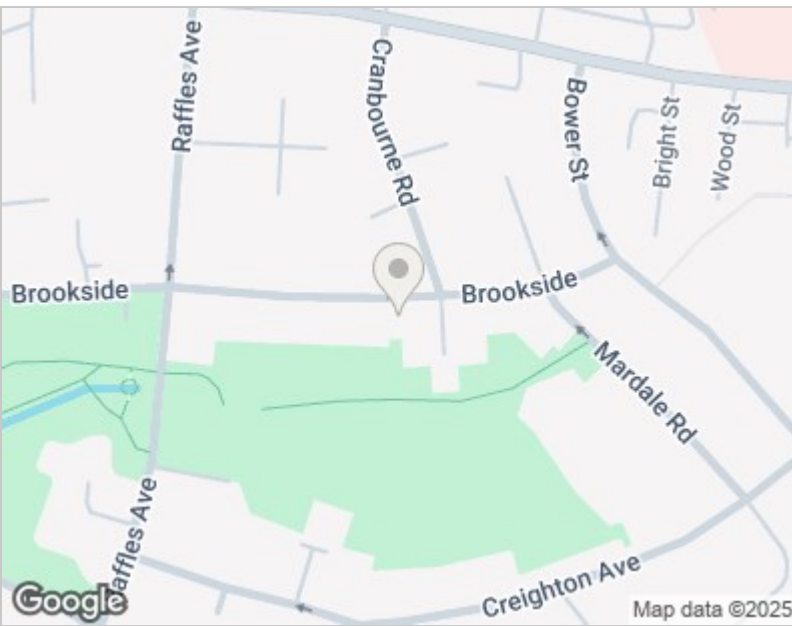
Energy Efficiency Graph



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.

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