

# HUNTERS<sup>®</sup>

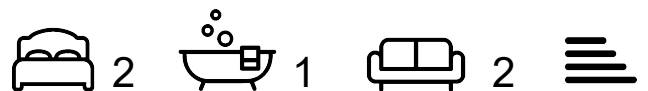
HERE TO GET *you* THERE



## Bower Street

Carlisle, CA2 7DG

£85,000



- No Onward Chain (Subject to Grant of Probate)
- Ideally Placed between Wigton Road & Newtown Road
- Living Room & Kitchen
- Two Double Bedrooms
- On-Street Parking Available

- Mid-Terraced House
- Close to the Cumberland Infirmary, McVitties & City Centre
- Downstairs Bathroom
- Enclosed Rear Yard with Attached Outbuilding/Shelter
- EPC - TBC

Tel: 01228 584249

# Bower Street

Carlisle, CA2 7DG

£85,000



This two-bedroom mid-terrace house is conveniently situated to the west of Carlisle city centre, offering easy access to the Cumberland Infirmary, McVitie's, and a wide range of local amenities and transport connections. The traditional layout includes a spacious living room, kitchen, hall, and bathroom to the ground floor, with a small landing and two double bedrooms to the first floor. Requiring a degree of modernisation and TLC, the property presents an excellent opportunity for investment landlords, first-time buyers, or professionals seeking accommodation close to the hospital. The property is offered to the market with no onward chain, subject to the grant of probate being issued. Contact Hunters today to arrange your viewing.

#### Utilities, Services & Ratings:

Gas Central Heating

Double Glazing Throughout

EPC - TBC

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:

### LIVING ROOM

13'5" x 11'11" (4.09m x 3.63m)

Entrance door from the front, opening to the kitchen, opening to the staircase leading to the first floor landing, radiator, fireplace and a double glazed window to the front aspect.

### KITCHEN

11'8" x 9'5" (3.56m x 2.87m)

Fitted kitchen comprising base, wall and drawer units with worksurfaces above. Space for a freestanding gas cooker, inset one bowl stainless steel sink with mixer tap, space for an American fridge freezer, radiator, under-stairs cupboard, opening to the rear hall and a double glazed window to the rear aspect.

### REAR HALL

5'7" x 3'2" (1.70m x 0.97m)

External door to the rear yard, internal door to the bathroom, space and plumbing for a washing machine and a wall-mounted gas boiler.

### BATHROOM

8'9" x 5'6" (2.67m x 1.68m)

Three piece suite comprising a WC, pedestal wash basin and bath with electric shower over. Fully-tiled walls, radiator, loft-access point and an obscured double glazed window.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor living room, internal doors to two bedrooms, and a loft-access point.

### BEDROOM ONE

13'5" x 11'10" (4.09m x 3.61m)

Double glazed window to the front aspect, radiator and an over-stairs cupboard.

### BEDROOM TWO

11'8" x 9'4" (3.56m x 2.84m)

Double glazed window to the rear aspect, and a radiator.

## EXTERNAL:

To the rear of the property is an enclosed yard with attached brick outbuilding/shelter. Parking is available on-street to the front.

## WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - walks.link.bowls

## 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.

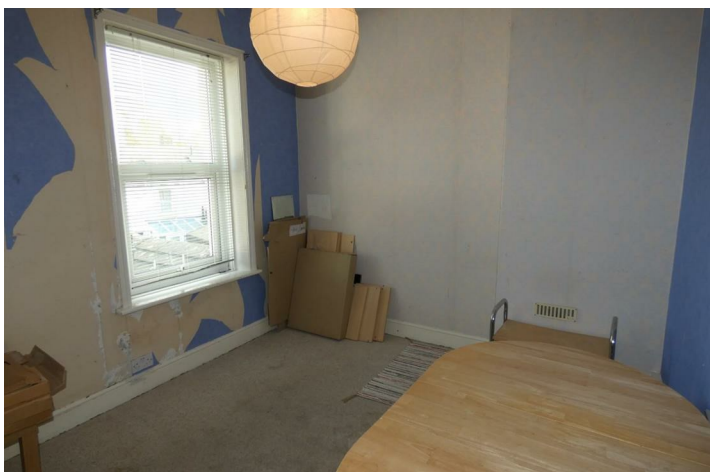
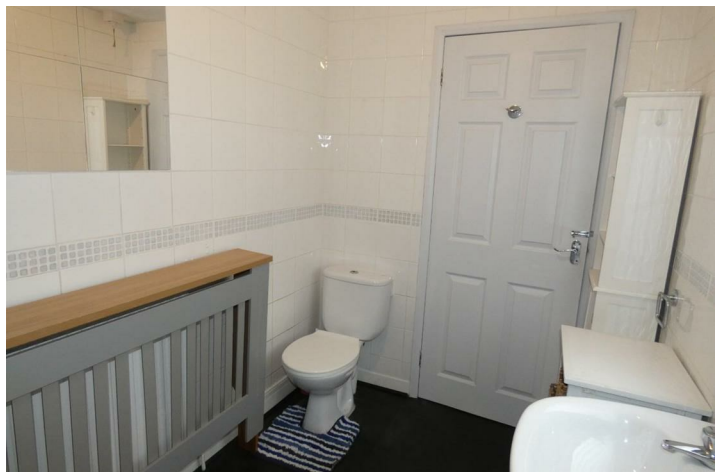
## PLEASE NOTE:

The sale of this property is subject to a Grant of Probate of which a timescale cannot be advised at this stage.



Floorplan











## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

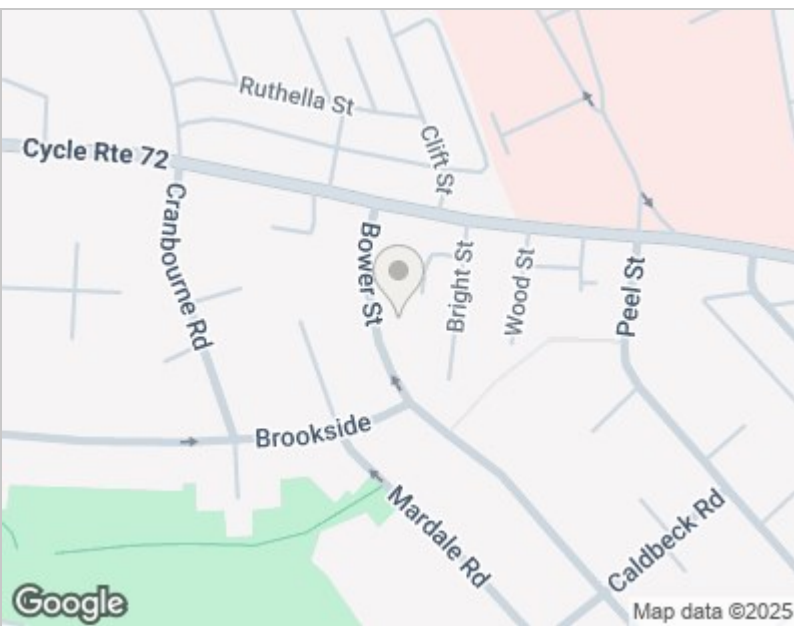
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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## Viewing

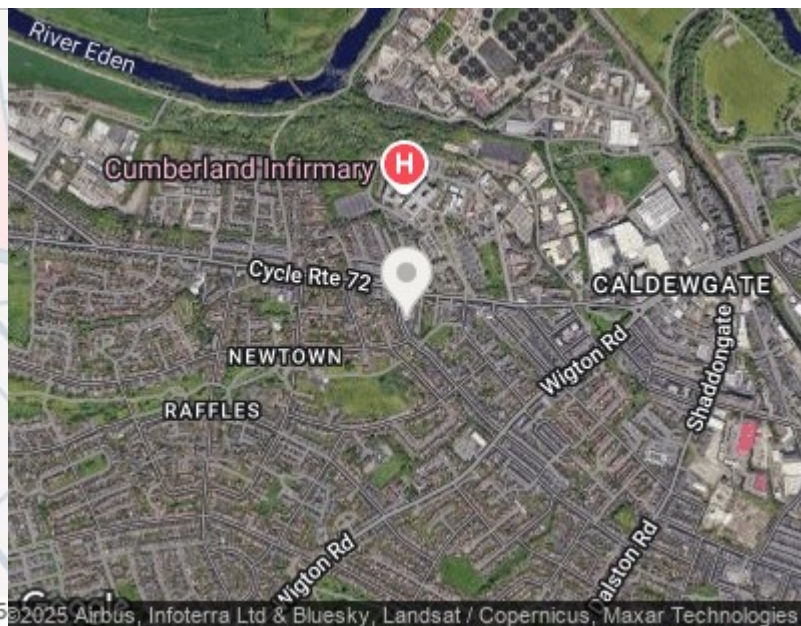
Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.



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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