



## Shady Grove Road

Carlisle, CA2 7JT

£88,000



- Renovation/Upgrading Opportunity
- Excellent Scope to Modernise and Improve
- Bay-Fronted Living Room
- Three Bedrooms & Shower Room (Wet Room)
- On-Street Parking to the Front

- Ideal for Investment Landlords & Developers
- Semi-Detached House in a Popular Area
- Large Dining Kitchen with Garden Access
- Large Rear Garden with Attached Outbuilding
- EPC - C

# Shady Grove Road

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**NO CHAIN** – This three-bedroom semi-detached house is situated in a popular area and offers a generous interior, ready for upgrading and improvement. An ideal project for investment landlords, developers, or those keen to create a home tailored to their own specifications, the property features a bright and airy interior with a bay-fronted living room, spacious dining kitchen, three bedrooms, and a wet-room-style shower room. Externally, there is a large rear garden with an attached outbuilding, a front garden that currently includes ramp access, and ample on-street parking. While modernisation is required, the property already benefits from double glazing throughout and gas central heating. Contact Hunters today to arrange your viewing.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C 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, opening to the dining kitchen, radiator, stairs to the first floor landing with an under-stairs cupboard, and a double glazed window to the front aspect. The under-stairs cupboard includes an obscured double glazed window internally.

### LIVING ROOM

10'11" x 10'11" (3.33m x 3.33m)

Double glazed bay window to the front aspect, and a radiator. Measurements not including the bay.

### DINING KITCHEN

Kitchen Area: (14'7" x 5'8")

Fitted base and wall units with worksurfaces and tiled splashbacks above. Space for a cooker, space and plumbing for a washing machine, space for an under-counter fridge or freezer, one bowl stainless steel sink, radiator, external door to the side pathway and two double glazed windows to the side aspect.

Dining Area: (14'10" x 10'5")

Double glazed sliding patio door to the rear garden, and a radiator.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and shower room, loft-access point, built-in cupboard, and a double glazed window to the side aspect.

### BEDROOM ONE

11'0" x 10'11" (3.35m x 3.33m)

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

### BEDROOM TWO

11'0" x 10'4" (3.35m x 3.15m)

Double glazed window to the rear aspect, radiator, and a built-in cupboard with wall-mounted gas boiler internally.

### BEDROOM THREE

9'0" x 6'5" (2.74m x 1.96m)

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

### SHOWER ROOM

7'11" x 5'6" (2.41m x 1.68m)

Comprising a WC, wall-mounted wash basin, and a wet-room style shower enclosure with electric shower unit. Fully-boarded walls, radiator, extractor fan, and an obscured double glazed window.

## EXTERNAL:

### OUTBUILDING

7'5" x 5'3" (2.26m x 1.60m)

Access door, double glazed window, power and lighting.

## WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - pull.length.riders

## 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.

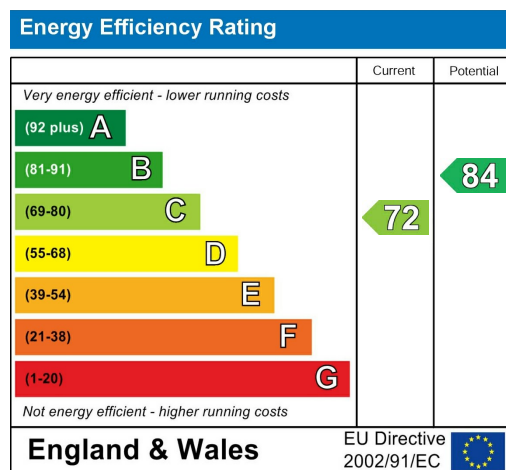
Floorplan







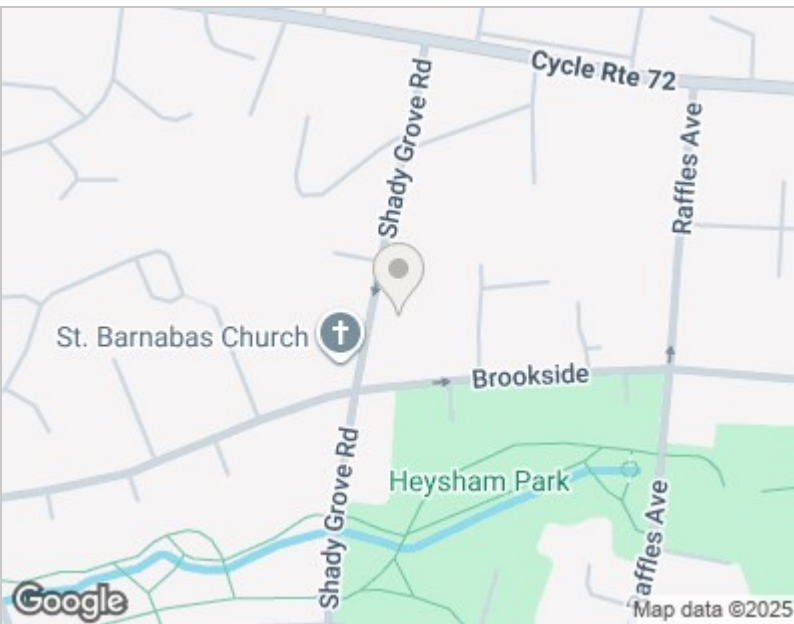
## Energy Efficiency Graph



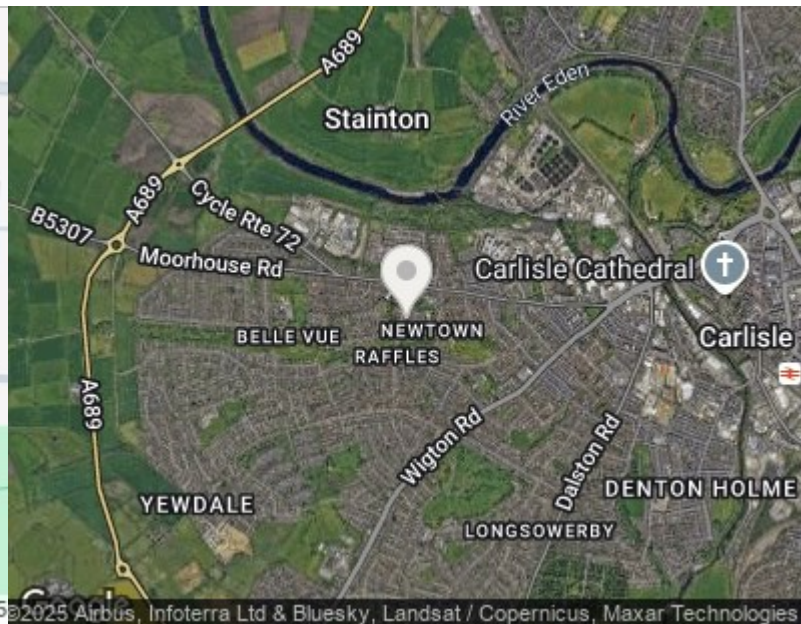
## Viewing

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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