



## Clift Street

Carlisle, CA2 7PQ

Guide Price £235,000



- Beautifully Modernised Semi-Detached House
- Ideal for Families, Professionals and First-Time Buyers
- Spacious Dual-Aspect Living Room with Gas Fire
- Sleek Family Bathroom
- Off-Street Parking, Garage, Store and EV Charger
- Located a Stones Throw from the Cumberland Infirmary
- Impressive Dining Kitchen through Sunroom
- Three Double Bedrooms with Master En-Suite
- Generous Rear Garden with Scope for Extension
- EPC - C

# Clift Street

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Beautifully modernised throughout and complemented by a spacious sunroom extension, this three-bedroom semi-detached home enjoys a prime location just a stone's throw from the Cumberland Infirmary. Perfect for a wide range of buyers, including families, professionals, and first-time purchasers, it offers stylish, comfortable living with an abundance of natural light. The true heart of the home is the impressive open-plan dining kitchen flowing seamlessly into the sunroom, creating an ideal space for keen cooks, family life, and entertaining alike. For quieter moments, the dual-aspect living room provides a bright and relaxing retreat, enhanced by a charming gas fire. Upstairs are three well-proportioned double bedrooms, a sleek family bathroom, and a contemporary en-suite to the master bedroom. Outside, the generous rear garden features a lawn, pond, and paved seating area, while to the front there is ample off-street parking, an EV charger, and a large single garage with adjoining store. The plot also offers excellent potential for a one or two-storey extension, subject to the necessary planning permissions, providing scope to further enhance this already impressive home. Altogether, a superb modern property that perfectly balances comfort, convenience, and contemporary style.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - A.

Located conveniently to the West of Carlisle, just off Newtown Road, 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:

### HALLWAY

Entrance door from the front, internal doors to the living room, dining kitchen and WC/cloakroom, radiator, obscured double glazed window, and stairs to the first floor landing with under-stairs cupboard with lighting.

### LIVING ROOM

Double glazed window to the front aspect, double glazed window to the rear aspect, radiator, and a fireplace with gas fire.

### DINING KITCHEN

#### Kitchen Area:

Fitted kitchen with breakfast bar peninsula, comprising base, wall and tall units with matching worksurfaces and upstands above. Integrated eye-level electric oven, electric hob with downdraft extractor, integrated microwave, integrated fridge freezer, integrated dishwasher, space and plumbing for a washing machine, wall-mounted and enclosed gas boiler, recessed spotlights, external door to the side pathway and a double glazed window to the rear aspect.

#### Dining Area:

Fitted base, wall and display units with matching worksurfaces and upstands above. Under-counter wine cooler, designer vertical radiator, recessed spotlights, and an opening to the sunroom.

### SUNROOM

Six double glazed windows to the rear aspect, double glazed patio doors to the rear garden, recessed spotlights and underfloor heating.

### WC/CLOAKROOM

Two piece suite comprising a WC and corner vanity unit with wash basin. Part-tiled walls, tiled flooring, chrome towel radiator, recessed spotlights, and an obscured double glazed window.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and family bathroom, double glazed window to the front aspect, and a built-in airing cupboard with radiator internally.

### MASTER BEDROOM & EN-SUITE

#### Master Bedroom:

Double glazed window to the rear aspect, radiator, walk-in wardrobe/cupboard with lighting, and an internal door to the en-suite shower room.

#### En-Suite:

Three piece suite comprising a WC, vanity unit with wash basin, and a shower enclosure benefitting a mains shower with rainfall shower head and wand. Part-tiled walls, chrome towel radiator, LED mirror, recessed spotlights, extractor fan, and a double glazed window to the front aspect.

### BEDROOM TWO

Double glazed window to the rear aspect, double glazed window to the side aspect, radiator, loft-access point and a built-in wardrobe/cupboard with double doors.

### BEDROOM THREE

Double glazed window to the rear aspect, radiator, and a built-in wardrobe/cupboard with double doors.

### FAMILY BATHROOM

Three piece suite comprising a WC, wall-mounted vanity unit with wash basin, and a bath benefitting a mains shower over with rainfall shower head and wand. Part-tiled walls, tiled flooring, chrome towel radiator, LED mirror, recessed spotlights, extractor fan and an obscured double glazed window.

### EXTERNAL:

#### Front Garden & Driveway:

To the front of the property is a block-paved driveway with an EV charger, providing off-street parking for two to three vehicles, with access to the garage, a door to the rear garden, and the main entrance to the property. The front garden itself is low-maintenance, laid with gravel and complemented by mature hedging along the front boundary.

#### Rear Garden:

To the rear of the property is an enclosed garden featuring a lawn, established borders, an ornamental pond, and two paved seating areas. There is also an external cold water tap along the side pathway, outdoor lighting to the rear, and an external power socket. The garage and store can also be accessed from the side pathway.

### GARAGE & STORE

#### Garage:

Benefitting an electric roller garage door, pedestrian access door, power and lighting.

#### Store:

Pedestrian access door, single glazed window, power and lighting.

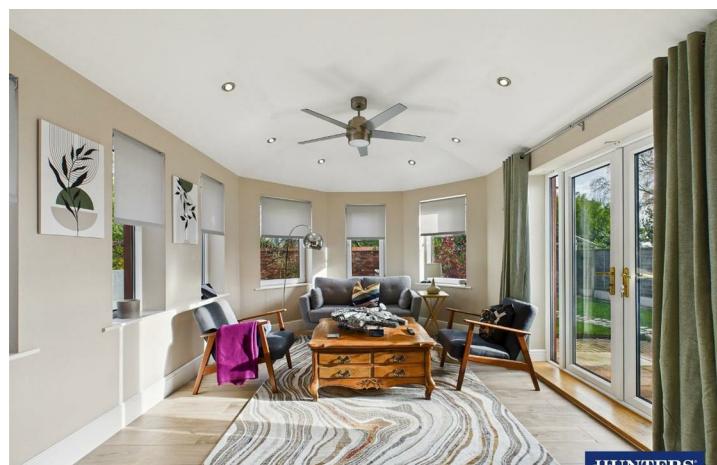
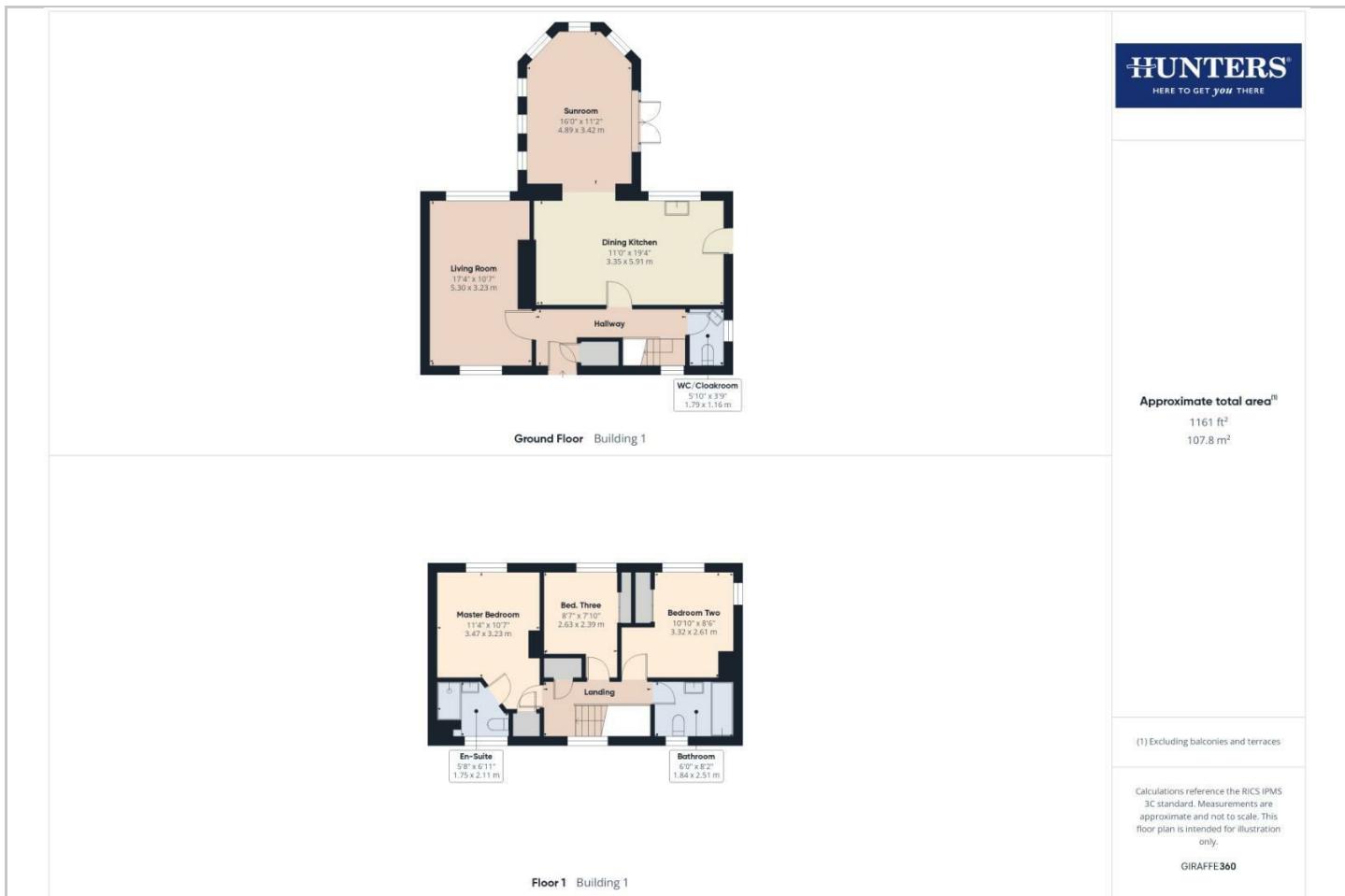
### WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - film.keep.keeps

### 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





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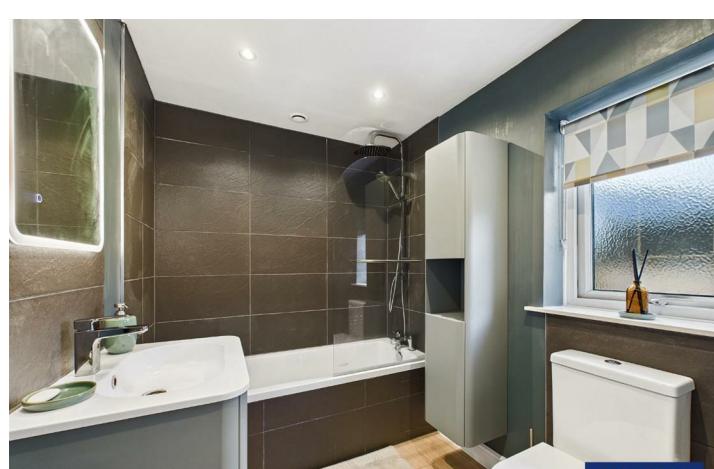
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### Energy Efficiency Graph

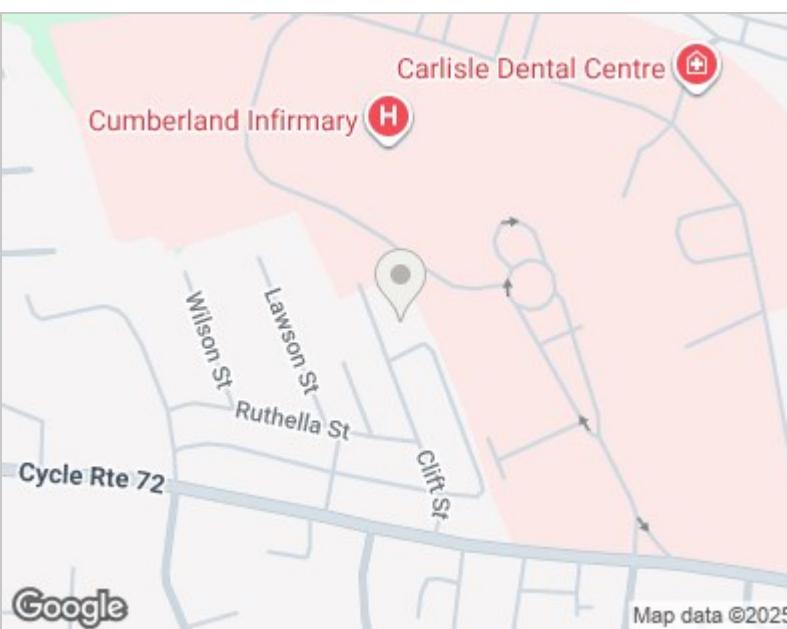
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

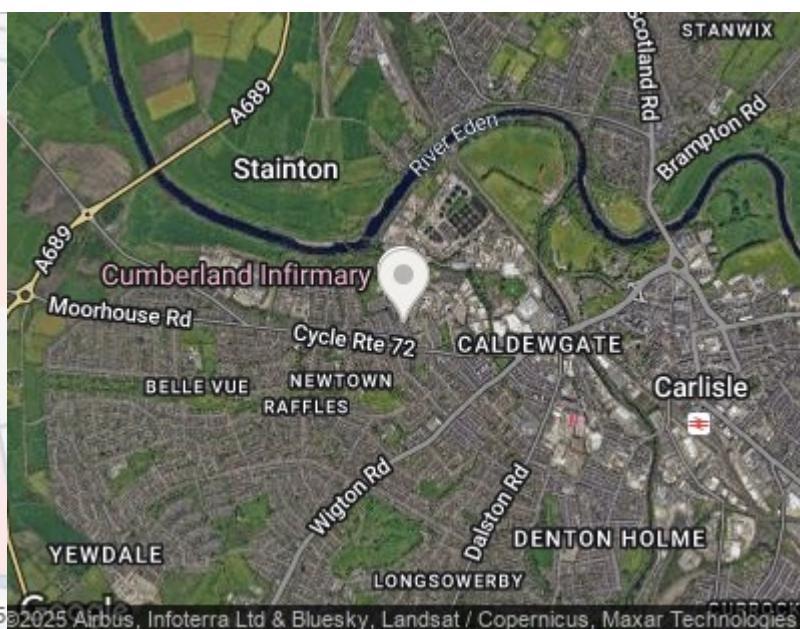
### Viewing

Please contact our Hunters Carlisle & South West Scotland Lettings Office on 01228 580913 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



Tel: 01228 580913



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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