



## Stonegarth

Carlisle, CA2 6NR

Guide Price £155,000



- Spacious End-Terrace House on a Large Corner Plot
- Spacious & Versatile Sunroom
- Fitted Kitchen with Generous Storage & Separate Larder/Store
- Modern Family Shower Room
- Driveway Parking for Four Vehicles Plus a Detached Garage
- Well Presented Throughout
- Open-Plan Living & Dining Room
- Two Double Bedrooms
- Large Front/Side Gardens plus Rear Garden with Gazebo/Lean-To
- EPC - D

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Nicely presented throughout and occupying a generous corner plot with gardens and a detached garage, this two double bedroom end-terrace home is ready for new owners to move straight in, with excellent potential to add personal touches over time. Internally, the property features a bright sunroom entrance, a wonderful and versatile space that sets the tone for the rest of the home, while a spacious open-plan living and dining room provides excellent accommodation for day-to-day living. This is complemented by a well-appointed fitted kitchen offering ample storage, along with a separate larder/store, a handy downstairs WC and a useful outbuilding suitable for utility appliances. To the first floor are two well-proportioned double bedrooms alongside a modern family shower room. Externally, the enclosed rear garden offers an ideal space for outdoor entertaining and relaxation, while to the front and side, extensive gardens, generous off-street parking and the detached single garage complete the package. An appealing property for first-time buyers, young families and professionals alike, contact Hunters today to arrange your viewing.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - B.

Situated to the west of Carlisle city centre, the property occupies a convenient location offering easy access to a wide range of local amenities and excellent transport connections. A variety of shops, supermarkets, and everyday facilities are just a short drive away, while Carlisle city centre and the Cumberland Infirmary can be reached quickly by car or via the area's frequent and reliable bus services. Regular routes operate close by, providing excellent connections across the city and to surrounding areas, making this an ideal location for commuters and those seeking ease of travel. The Western City Bypass is also readily accessible, offering further links to the wider road network. The area is well served by a range of reputable schools for all age groups, adding to its appeal for families.

## GROUND FLOOR:

### SUNROOM

Entrance door from the driveway, internal door to the hallway, internal sliding door to the living/dining room, radiator, double glazed window to the side aspect, and a double glazed window to the front aspect.

### HALLWAY

Internal doors to the living/dining room and kitchen, radiator, and stairs to the first floor landing with a small under-stairs cupboard.

### LIVING/DINING ROOM

Two double glazed windows to the front aspect, radiator, and a fireplace with gas fire.

### KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Freestanding electric cooker, extractor unit, space and plumbing for a dishwasher, space for an American style fridge freezer, one bowl stainless steel sink with mixer tap, radiator, two built-in cupboards, internal door to the rear hall, and a double glazed window to the rear aspect. We have been advised there is gas connection behind the cooker should the new owner wish to install a gas hob/cooker.

### REAR HALL

Internal doors to the WC/cloakroom and larder/store, radiator, and an external door to the rear garden.

### WC/CLOAKROOM

WC.

### LARDER/STORE

Monoblock window, lighting and shelving.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to two bedrooms and shower room, loft-access point, and a double glazed window to the rear aspect.

### BEDROOM ONE

Double glazed window to the side aspect, radiator, and an over-stairs cupboard with wall-mounted gas boiler internally.

### BEDROOM TWO

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

### SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin and shower enclosure with mains shower unit. Part-boarded and part-tiled walls, radiator, extractor fan, and an obscured double glazed window.

### EXTERNAL:

#### Front/Side Garden & Driveway:

To the front and side of the property are large gardens, nicely maintained and predominantly lawned with borders throughout. The driveway is situated to the side of the property and can accommodate parking for four vehicles, with access from the driveway into the detached garage and an access gate to the rear garden.

#### Rear Garden:

To the rear of the property is an enclosed garden, which benefits a paved seating area with timber-built gazebo/lean-to over, a lawned garden with borders, external cold-water tap, and a brick-built outbuilding. The outbuilding is attached to the property and includes plumbing for a washing machine, power, lighting and a double glazed window internally.

### GARAGE

Manual up and over garage door, power, lighting, and a double glazed window.

### WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - tamed.start.square

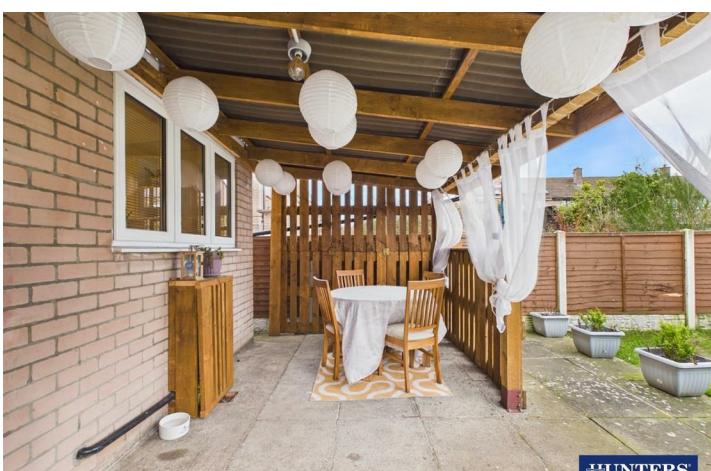
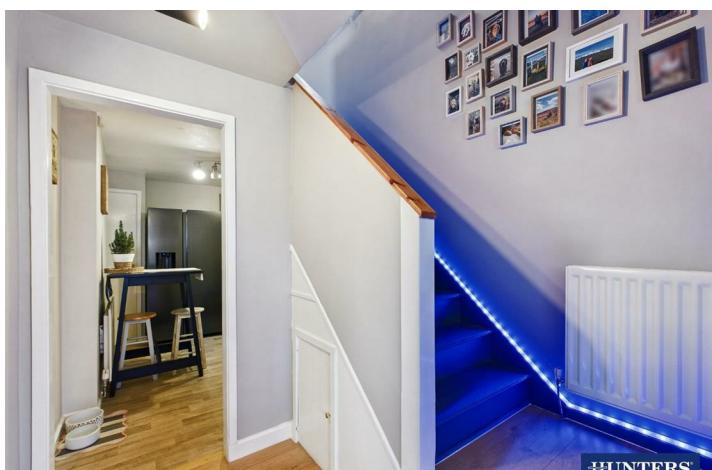
### AML DISCLOSURE:

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



Tel: 01228 584249





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### Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

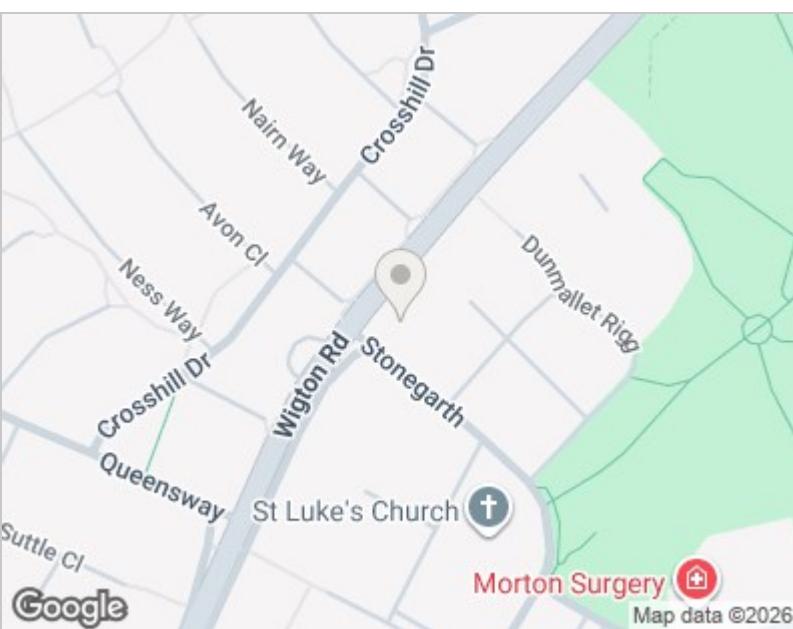
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly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

### Viewing

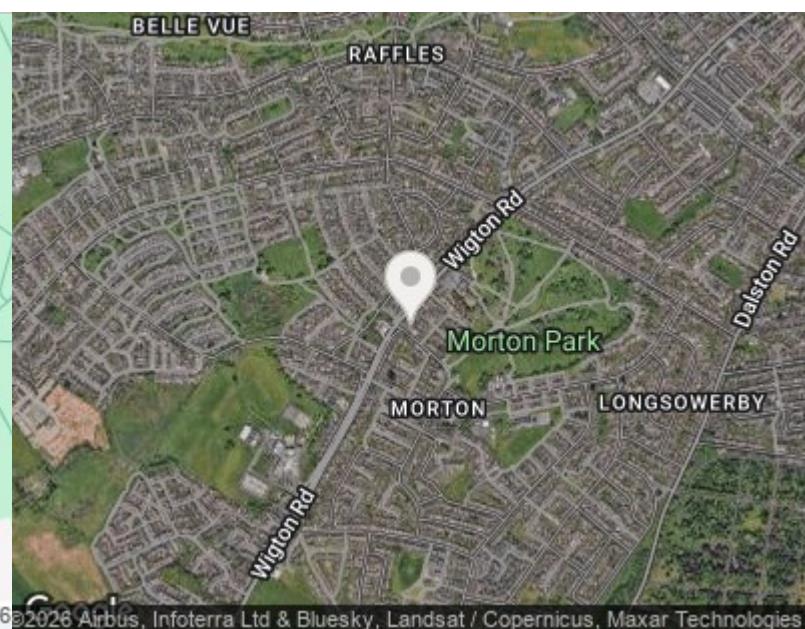
Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Tel: 01228 584249

Road Map



Hybrid Map



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HERE TO GET *you* THERE

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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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR  
Tel: 01228 584249 Email: [centralhub@hunters.com](mailto:centralhub@hunters.com)  
<https://www.hunters.com>

