

HUNTERS®

HERE TO GET *you* THERE



Collingwood Street

Carlisle, CA2 5XR

Guide Price £67,500



- One-Bedroom Mid-Terraced House
- Ideal for First Time Buyers & Investment Landlords
- One Double Bedroom
- Enclosed Rear Yard
- Gas Central Heating & Double Glazing

- Popular Denton Holme Location
- Living Room & Fitted Kitchen
- First Floor Bathroom
- On-Street Parking
- EPC - C

Tel: 01228 580913

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NO CHAIN – This one-bedroom mid-terraced house is ideally located in Denton Holme, offering easy access to the city centre, a wide range of local amenities, and excellent transport links. The property comprises a generously sized living room and kitchen to the ground floor, with a double bedroom and bathroom to the first floor. Externally, there is a small rear yard providing outdoor space, along with ample on-street parking to the front. An ideal opportunity for first-time buyers and investment landlords alike, the property offers excellent scope for personalisation and improvement. Contact Hunters today to arrange your viewing.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - A.

Denton Holme is a popular and vibrant urban village located just a short walk from Carlisle city centre, offering a unique blend of community spirit and convenient city living. The area is well-served with a variety of local amenities including independent shops, convenience stores, cafés, takeaways, florists, and entertainment venues, alongside a reputable primary school that adds to its family-friendly appeal. Residents enjoy easy access to picturesque riverside and woodland walks along the River Caldew, providing a welcome retreat into nature. Excellent transport connections make Denton Holme highly accessible, with the City Bypass reachable via Dalston Road or Wigton Road in under 10 minutes and the M6 motorway around 15 minutes away, making it an ideal location for commuters. With its mix of local character, community amenities, and proximity to the heart of Carlisle, Denton Holme continues to be a sought-after area for a diverse range of residents.

GROUND FLOOR:

LIVING ROOM

Entrance door from the front, internal door to the kitchen, radiator, fireplace with gas fire, and an open staircase to the first floor landing.

KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Freestanding gas/electric cooker, one and a half bowl stainless steel sink with mixer tap, space for an under-counter appliance, cupboard with plumbing for a washing machine, radiator, external door to the rear yard, and a double glazed window to the rear aspect.

FIRST FLOOR:

LANDING

Stairs up from the ground floor living room, internal door to the bedroom, doorway to the bathroom, radiator, and a loft-access point.

BEDROOM ONE

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

BATHROOM

Three piece suite comprising a WC, pedestal wash basin, and bath with shower over. Part-tiled walls, radiator, cupboard with wall-mounted gas boiler internally, and an obscured double glazed window.

EXTERNAL:

To the rear of the property is an enclosed rear yard with external cold-water tap. Parking is available on-street to the front.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - retail.hurry.unique

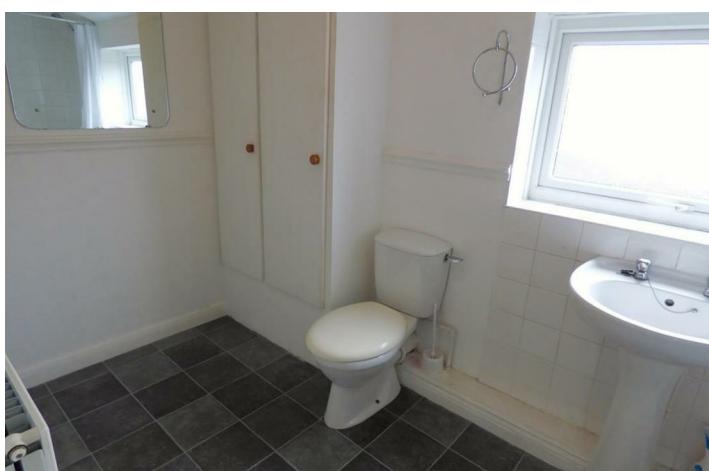
AML DISCLOSURE:

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

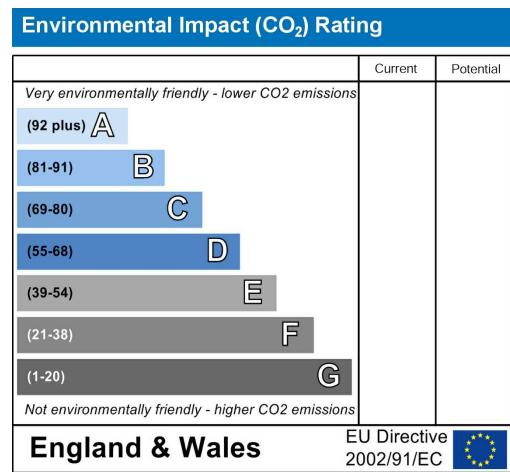
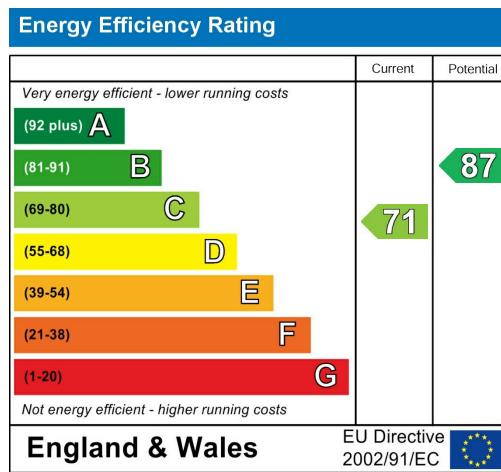




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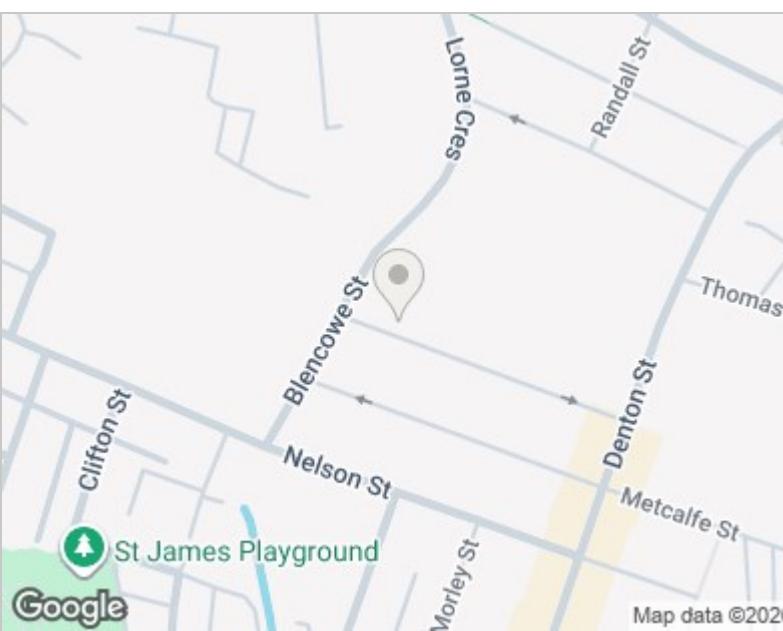
Energy Efficiency Graph



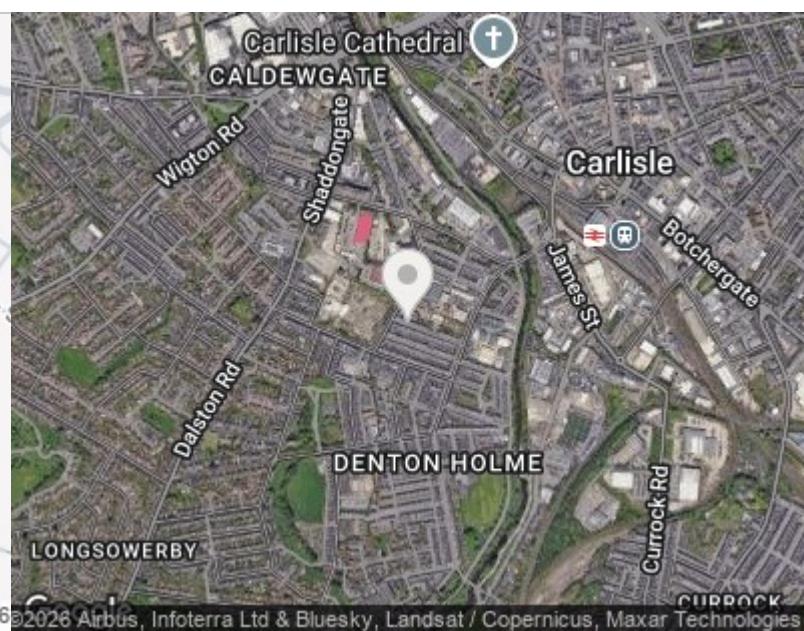
Viewing

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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