



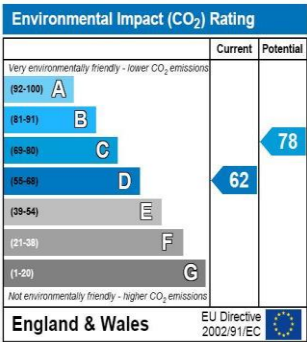
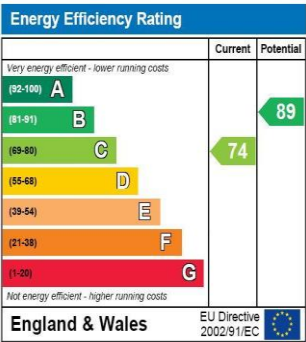
**HUNTERS®**  
HERE TO GET *you* THERE

Oak Avenue, Longtown, Carlisle, CA6 5WF

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Offers In Region Of: £122,500

An immaculate, modern semi detached bungalow situated in a quiet cul de sac location. The accommodation briefly comprises; entrance hall, lounge diner, kitchen, 2 bedrooms and a shower room. Outside there are low maintenance gardens and a driveway providing on site parking. Double glazing and electric heating throughout. Viewing highly recommended.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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**ENTRANCE HALL**

Wall mounted electric heater, built in airing cupboard and loft access with drop down ladder to a fully boarded loft space.

**LOUNGE DINER**

*5.87m (19' 3") x 4.34m (14' 3")*

Double glazed window, 2 wall mounted electric heaters and double glazed French doors leading out to the rear garden.

**KITCHEN**

*9'0" x 2.64m (8' 8")*

Modern fitted wall and base units, integrated electric oven and hob with extractor hood over, sink and drainer, splash backs, plumbing for washing machine, plinth heater and double glazed window.

**BEDROOM 1**

*3.40m (11' 2") x 3.33m (10' 11")*

Double glazed window and wall mounted electric heater.

**BEDROOM 2**

Double glazed window and wall mounted electric heater.

**SHOWER ROOM**

*2.01m (6' 7") x 1.83m (6' 0")*

Fitted double shower cubicle, WC and wash hand basin, tiled splash backs, shaver point, extractor fan and wall mounted electric heater.

**OUTSIDE**

Low maintenance garden to the front, driveway providing on site parking and low maintenance garden to the rear with shed.

**VIEWING ARRANGEMENTS**

By Appointment With: Hunters

Tel: 01228 584249

**OPENING HOURS:**

Monday - Friday: 9am - 5:30pm

Saturday: 9am - 4pm

**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.

**DISCLAIMER**

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.

# GROUND FLOOR

