



Edward Boyle Close, Carlisle, CA2 7FB

PRESENTED IN SHOWHOME CONDITION | 3 BEDROOM DETACHED FAMILY HOUSE | EN-SUITE SHOWER ROOM AND BATHROOM | LOW MAINTENANCE GARDENS WITH ARTIFICIAL LAWN AND OFF STREET PARKING

DINING KITCHEN WITH INTEGRATED APPLIANCES | DOUBLE GLAZING AND CENTRAL HEATING | POPULAR CONVENIENT LOCATION TO THE WEST OF CARLISLE | VIEWING ESSENTIAL TO APPRECIATE

Offers Over: £160,000

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HERE TO GET *you* THERE

Edward Boyle Close, Carlisle, CA2 7FB

Presented in show home condition, this immaculate detached house is a perfect family home. Situated in a popular location to the West of Carlisle close to a range of local amenities, good schools, a bus route and with easy access to the bypass. The modern accommodation briefly comprises; entrance hall, WC, kitchen diner and lounge with French doors out to the rear garden to the ground floor, with 3 bedrooms, en-suite shower room and a family bathroom to the first floor. Externally there are low maintenance gardens with artificial lawn and off street parking for 2 cars. Double glazing and central heating throughout. Viewing essential to appreciate.

LOCATION

DIRECTIONS

GROUND FLOOR

ENTRANCE HALL

Double glazed window, radiator, LVT flooring, stairs leading up to the first floor and under stairs storage cupboard,

WC

Fitted WC and wash hand basin, tiled splash backs, radiator and extractor fan.

LOUNGE

4.98m (16' 4") x 2.97m (9' 9")

Double glazed window, radiator and double glazed French doors leading out to the rear garden.

KITCHEN DINER

5.79m (19' 0") x 2.90m (9' 6")

Modern fitted wall and base units, 1.5 sink and drainer, tiled splash backs, integrated gas hob with extractor hood and electric oven below, integrated fridge, freezer and dishwasher, integrated washer dryer, wall mounted combi boiler in cupboard, radiator and 2 double glazed windows.

FIRST FLOOR

LANDING

Loft access to a fully boarded loft space.

BEDROOM 1

3.96m (13' 0") x 3.05m (10' 0")

Double glazed window and radiator.

EN-SUITE SHOWER ROOM

Fitted shower cubicle, WC and wash hand basin, part tiled walls, extractor fan and radiator.

BEDROOM 2

4.14m (13' 7") x 2.74m (9' 0")

Double glazed window and radiator.

BEDROOM 3

3.05m (10' 0") x 2.13m (7' 0")

Double glazed window, radiator and a built in storage cupboard.

BATHROOM

Fitted bath, WC and wash hand basin, part tiled walls, towel radiator, extractor fan and obscured double glazed window.

OUTSIDE

FRONT

Enclosed garden with artificial lawn, side gated access and path leading to the front door.

REAR

Enclosed garden with paved patio seating area and artificial lawn. 2 sheds and side gated access. To the rear of the garden is a driveway providing on site parking for 2 cars.

OPENING HOURS

Monday - Friday: 9am - 5:30pm

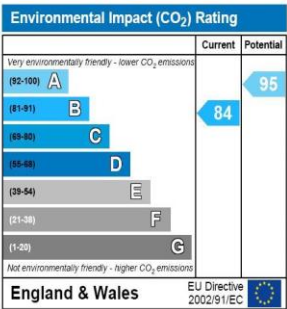
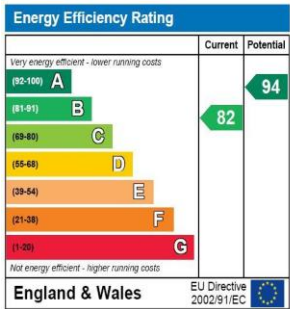
Saturday: 9am - 4pm

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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