



## Holme Terrace, Milbourne Street, Carlisle, CA2 5XE

3 Double bedrooms to first floor | 3 Reception rooms | Carport with electric door | Front forecourt  
Close to city centre | Family kitchen | This property produces 7.7 tonnes of CO<sub>2</sub> |

**Offers In Region Of: £105,000**

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

## **Holme Terrace, Milbourne Street, Carlisle, CA2 5XE**

With 3 Double Bedrooms to the first floor and 3 Reception rooms this end terrace offers a great deal of square footage for the price tag. Situated minutes walk from the city centre with a Carport with electric door for parking and a front forecourt. Accommodation comprising; 3 receptions and a family kitchen to the ground floor and the bedrooms and bathroom on the first floor. Rear door opens to a yard and access to the carport. A 'Baxi' boiler powers the central heating as stated and full double glazing.

### **LOCATION**

### **DIRECTIONS**

#### **RECEPTION ROOM ONE**

*4.78m (15' 8") max x 4.06m (13' 4") max*  
Front access door, double glazed window, radiator and stairs to first floor.

#### **RECEPTION ROOM TWO**

*4.80m (15' 9") max x 4.06m (13' 4") max*  
Open feature fire and surround, 2 double glazed windows and a radiator,

#### **RECEPTION ROOM THREE**

*4.60m (15' 1") max x 4.09m (13' 5") max*  
Open feature fire and surround, double glazed window and radiator.

#### **KITCHEN DINING ROOM**

*4.57m (15' 0") x 3.56m (11' 8")*  
Fitted wall, base and drawer units with worksurfaces, sink unit, plumbing for washing machine, wall mounted 'Baxi' boiler, double glazed window and rear access door.

#### **FIRST FLOOR LANDING**

Radiator.

#### **BEDROOM ONE**

*4.06m (13' 4") x 3.86m (12' 8")*  
Double glazed window and radiator.

#### **BEDROOM TWO**

*4.80m (15' 9") x 4.06m (13' 4")*  
Double glazed window and radiator.

#### **BEDROOM THREE**

*4.65m (15' 3") X 4.09m (13' 5")*  
Double glazed window and radiator.

#### **BATHROOM**

*3.66m (12' 0") max X 3.45m (11' 4") max*  
Bath, shower, WC, wash basin, 2 double glazed window, radiator and over stair storage recess.

#### **EXTERNALLY**

Front forecourt, rear yard and carport with electric door.

#### **PLEASE NOTE**

The property was effected by the floods in 2005.

#### **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.

Holme Terrace, Milbourne Street, Carlisle, CA2 5XE | £105,000



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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The graph shows this property's current and potential energy efficiency.

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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