



## Crossways

Carlisle, CA1 3JW

Offers Over £117,000



- Mid-Terraced House
- Large Open Plan Living/Dining Room
- Three Bedrooms
- Off Road Parking
- Double Glazing & Gas Central Heating

- Popular Residential Location
- Kitchen & Utility Room
- Upstairs Family Bathroom
- Enclosed Rear Garden with Paving & Decking
- EPC - C

# Crossways

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**REDUCED TO SELL \*\*\*** This three bedroom mid-terrace home is nicely situated within Crossways, benefitting off-road parking to the front and a generous enclosed rear garden. Suitable to a range of purchasers, the property provides a wonderful opportunity to purchase a well-proportioned home close to a wide range of amenities and transport links. A viewing comes highly recommended.

The accommodation briefly comprises hallway, living/dining room, kitchen and utility room to the ground floor with a landing, three bedrooms and family bathroom on the first floor. Externally the property has off road parking and an enclosed rear garden. Gas central heating and double glazing. EPC - C and Council Tax Band - A.

Located to the South of Carlisle the property is within easy reach of many local conveniences, including shops and supermarkets. For the little ones, Inglewood Junior School and Pennine View Primary School are both within a short walk. For transport connections, the M6 motorway J43 is reachable within five minutes' drive with regular bus routes passing close by. Carlisle Train Station which offers high speed rail links both North and South can be found within the city centre.

## HALLWAY

Entrance door from the front with internal door to the living/dining room and opening to the kitchen. Stairs to the first floor.

## LIVING/DINING ROOM

18'2" x 14'0" (5.54m x 4.27m)

Open plan living/dining room. Double glazed window to the front aspect, double glazed French doors to the rear garden, two radiators and internal door to the kitchen. Measurements to the maximum points.

## KITCHEN

9'9" x 8'11" (2.97m x 2.72m)

Fitted kitchen with a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Breakfast bar seating area, integrated electric oven, gas hob, extractor unit, radiator, double glazed window to the rear aspect, external door to the rear garden and opening to the utility room.

## UTILITY ROOM

6'4" x 6'0" (1.93m x 1.83m)

Space and plumbing for a washing machine, space for fridge freezer and external door to the front.

## LANDING

Stairs up from the ground floor with internal doors to two bedrooms, opening to the third bedroom and door to the family bathroom. Double glazed window to the rear aspect, radiator and loft access point.

## BEDROOM ONE

10'11" x 10'1" (3.33m x 3.07m)

Double bedroom complete with double glazed window to the front aspect and radiator.

## BEDROOM TWO

11'4" x 9'11" (3.45m x 3.02m)

Double bedroom complete with double glazed window to the front aspect, radiator and openings to a storage cupboard and over-stairs store.

## BEDROOM THREE

8'0" x 7'10" (2.44m x 2.39m)

Single bedroom complete with double glazed window to the rear aspect, radiator and opening to a storage cupboard housing the wall-mounted gas boiler.

## FAMILY BATHROOM

10'6" x 5'5" (3.20m x 1.65m)

Three piece bathroom suite comprising WC, pedestal wash hand basin and P-shaped bath with electric shower over. Fully tiled walls, tiled floor, extractor fan, chrome towel rail and two obscured double glazed windows. Measurements to the maximum points.

## EXTERNAL

The rear garden is enclosed, benefitting a paved seating area, large decked seating area and gravelled garden. To the front of the property is a blocked-paved front garden providing off road parking, with further on-street parking available..

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - broker.backs.record

# Floorplan

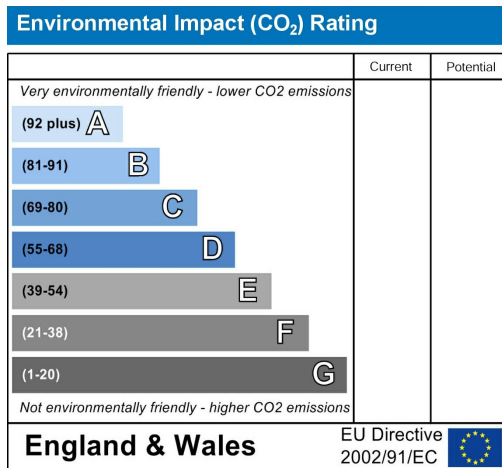
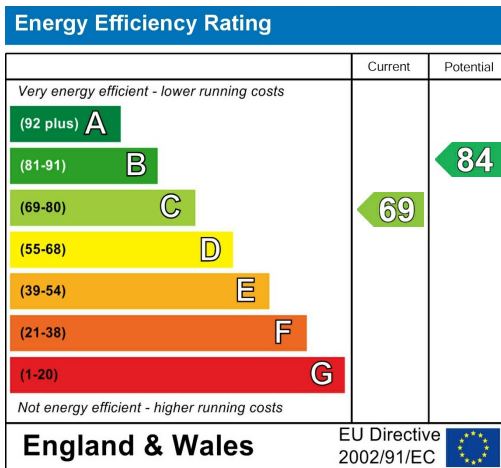






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### Energy Efficiency Graph

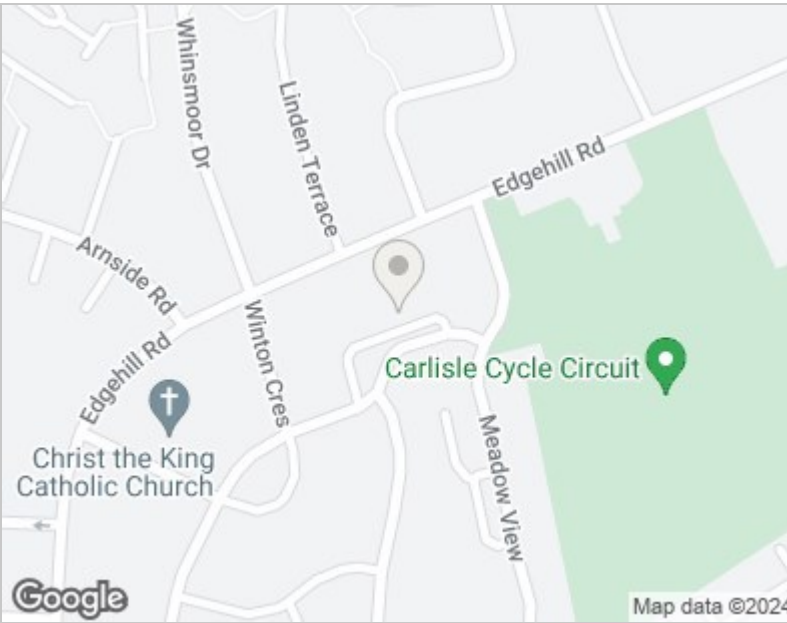


### Viewing

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

Road Map

Hybrid Map



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