



14 Claremont Drive, Longtown, Carlisle, CA6 5XE

Guide Price £115,000

C&D Rural

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- Three bedroom semi-detached house
- Modern kitchen with dining area and double patio doors
- Integrated electric oven and hob
- Bright and spacious living room
- Private driveway
- Single attached garage
- Private rear garden
- Ideal for first time buyers
- No onward chain

Three bedroom semi-detached property with private garden, off-street parking and a single attached garage, situated in a pleasant cul-de-sac in Longtown.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

C&D Rural



14 Claremont Drive is a three bedroom semi-detached family home situated in a peaceful location close to the centre of Longtown. The property is in good condition and presents an excellent opportunity for buyers looking to step onto the property ladder for the first time.

The Accommodation

The front door opens into a welcoming and spacious entrance hall, with stairs leading to the first floor, the kitchen positioned straight ahead, and a door opening into the living room. A useful storage cupboard is conveniently located to one side of the hallway.

The living room is bright and generously proportioned, flowing seamlessly into the dining area, where sliding patio doors provide direct access to the rear garden. The kitchen is fitted with a range of modern wall and base units incorporating an electric oven, induction hob, stainless steel sink, and space for a dishwasher. A door leads through to the attached single garage, which houses the boiler, and provides further access to the rear garden via a glazed door.

The first floor accommodation comprises three bedrooms, with two situated to the front elevation and one overlooking the rear garden. Two of the bedrooms are well proportioned doubles, while the third offers a versatile single bedroom. All bedrooms benefit from freestanding wardrobes, which will be included in the sale.



The landing benefits from a useful airing cupboard and provides access to the loft space. Completing the accommodation is the wet room, finished in Respatex wall panelling and fitted with a full width electric walk in shower, WC and wash hand basin.

Externally, the property features a gravelled front garden and a driveway providing off-road parking for two small vehicles. A pathway to the side of the garage leads to the enclosed rear garden which is predominantly block paved. There is also a timber garden shed housing the oil tank, together with a rear access gate.

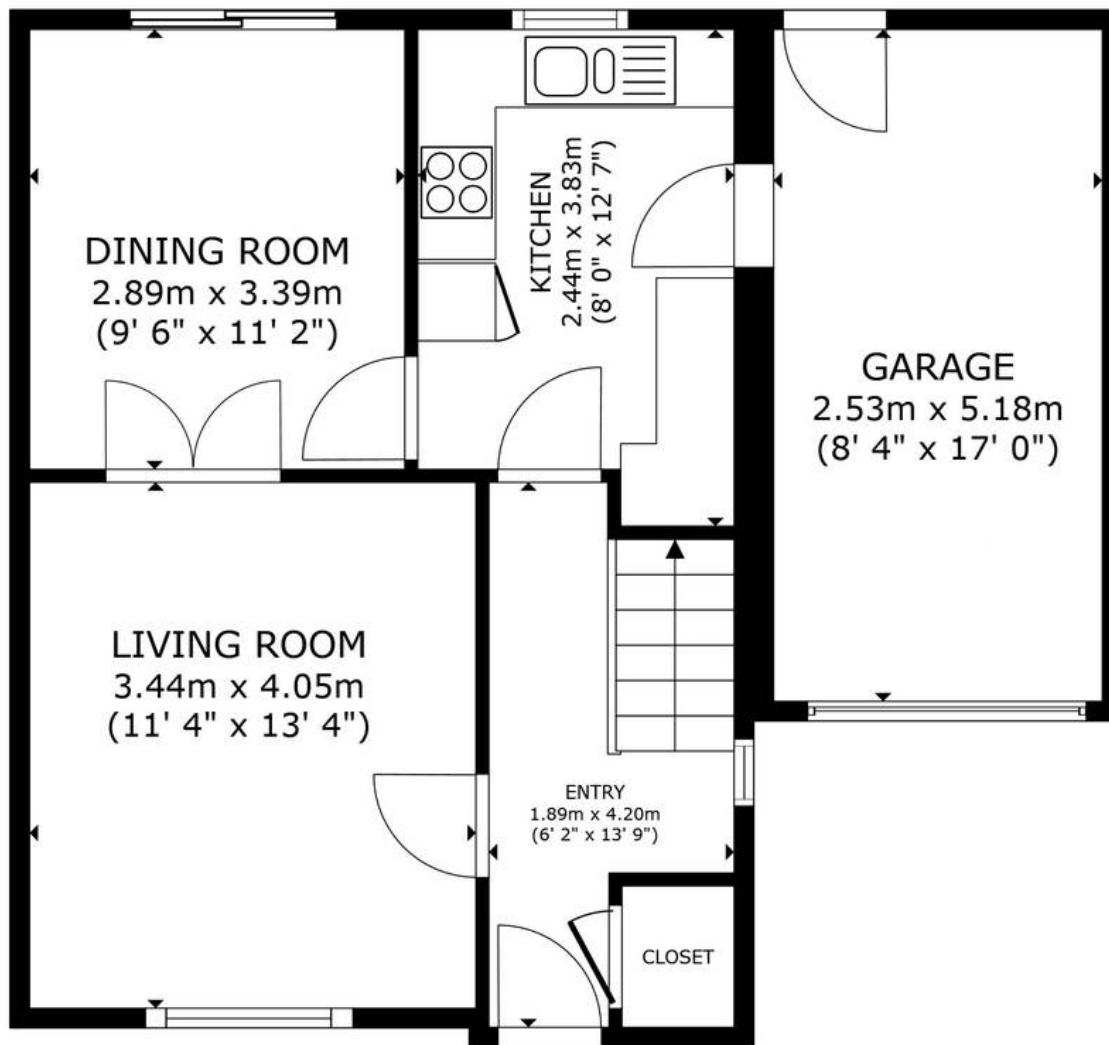
Location Summary

The property is located on Claremont Drive, close to the centre of Longtown, with a good array of local amenities, including a primary school, doctors surgery, pharmacy and various shops. Carlisle, around 7 miles away, offers more amenities and employment opportunities. Secondary schools are accessible in the surrounding areas, with bus routes facilitating transportation. Accessibility to Longtown is excellent, with the town conveniently situated near the A7 road, which connects to major cities like Carlisle and Edinburgh. The nearby Carlisle railway station provides further transportation options, connecting Longtown to various destinations across the country.

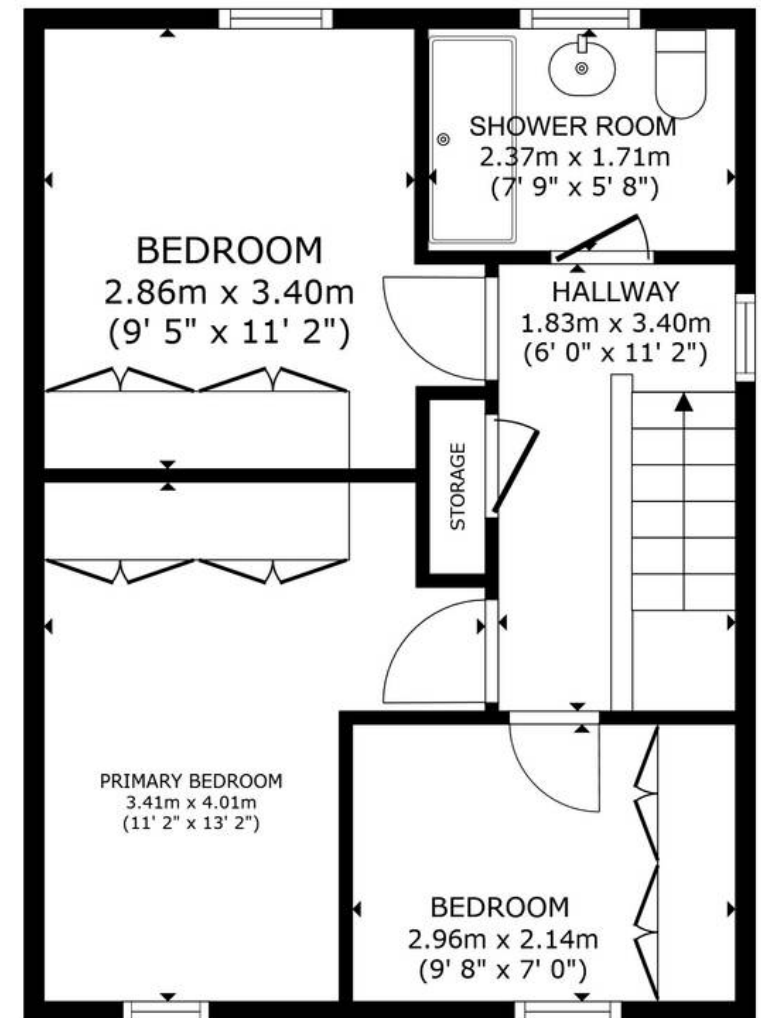








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 42.9 m² (462 sq.ft.) FLOOR 2 40.0 m² (431 sq.ft.)
 EXCLUDED AREAS : GARAGE 13.1 m² (141 sq.ft.)
 TOTAL : 82.9 m² (892 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

General Remarks and Stipulations

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

Offers: Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



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2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.