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Church Place

Carlisle, CA3 9DN

Guide Price £150,000

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- No Onward Chain
- Ideal Main Residence or for First-Time Buyers
- Charming End of Terrace House
- Two Bedrooms plus Upgraded Ground-Floor Bathroom
- Communal Off-Street Parking to the Front
- Sought-After Position within Stanwix
- Recently Redecorated, Bright, Welcoming and Well Maintained
- Comfortable Living Room and Contemporary Fitted Kitchen
- Enclosed Rear Yard with Useful Store
- EPC - D

Tel: 01228 584249

Church Place

Carlisle, CA3 9DN

Guide Price £150,000

NO CHAIN – This beautifully presented two-bedroom home enjoys a sought-after position within the ever-popular Stanwix area of Carlisle. Recently redecorated throughout, the property is offered in an excellent move-in condition, making it an ideal choice for first-time buyers, those seeking an easy-to-maintain main residence, or anyone looking for a convenient holiday or second home. Internally, the accommodation is bright, welcoming and well maintained throughout, comprising a comfortable living room, contemporary fitted kitchen, two bedrooms and an upgraded ground-floor bathroom, with the fresh décor and attractive presentation allowing a new owner to move straight in and enjoy the property from day one. Externally, there is an enclosed rear yard with a useful store, together with the added benefit of communal off-street parking to the front. Perfectly positioned for the excellent range of shops, amenities, schools and leisure facilities available within Stanwix, the property also offers convenient access to Carlisle city centre and wider transport links. Combining an excellent location with stylish, low-maintenance accommodation, this is a superb opportunity to acquire a charming home in one of Carlisle's most consistently popular residential areas. Contact Hunters today to arrange your viewing.

Utilities, Services & Ratings:
Gas Central Heating and Double Glazing Throughout.
EPC - D and Council Tax Band - A.

Stanwix is widely regarded as one of Carlisle's most desirable residential areas, enjoying an elevated position to the north of the city and offering an excellent balance of convenience, connectivity and lifestyle appeal. Popular with a wide range of buyers, the area benefits from a strong selection of local amenities including shops, supermarkets, cafés, schools and healthcare services, while Carlisle city centre is just a short distance away for a more extensive choice of retail, dining and professional services. For those needing to commute, Stanwix is particularly well placed with easy access to the M6 and A69, together with Carlisle railway station providing excellent wider connections on the West Coast Main Line. The area also offers plenty in terms of leisure, with attractive nearby green spaces, riverside walks and easy access to Carlisle's broader range of fitness, recreational and cultural facilities, making Stanwix a highly appealing location for those seeking a well-connected and established place to call home.

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GROUND FLOOR:

LIVING ROOM
Entrance door from the front, internal door to the kitchen, radiator, stairs to the first floor landing, and a double glazed window to the front aspect.

KITCHEN
Contemporary fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Freestanding electric cooker, extractor unit, space with plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, one and a half bowl stainless steel sink with mixer tap and draining board, radiator, under-stairs cupboard with lighting internally, and an internal door to the rear hall.

REAR HALL
Internal door to the bathroom, and an external door to the rear yard.

BATHROOM
Three piece suite comprising a vanity unit with WC and wash basin, and a P-shaped bath with mains shower over. Part-tiled walls, tiled flooring, towel radiator, recessed lighting, extractor fan, and an obscured double glazed window.

FIRST FLOOR:

LANDING
Stairs up from the ground floor living room, and internal doors to two bedrooms.

BEDROOM ONE
Double glazed window to the front aspect, and a radiator.

BEDROOM TWO
Double glazed window to the rear aspect, radiator, loft-access point, and an over-stairs cupboard with gas boiler internally.

EXTERNAL:
To the rear of the property is an walled yard with external store and a pedestrian access gate. To the front of the property is a gravelled communal courtyard with off-road parking.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - neon.them.lied

AML DISCLOSURE:
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

AGENTS NOTE:
A service charge of approximately £100.00 per annum is payable for the insurance for the parking.

Floorplan

Store
3'3" x 6'4"
1.01 x 1.95 m
Bathroom
7'4" x 6'5"
2.26 x 1.97 m
Rear Hall
2'9" x 6'5"
0.85 x 1.96 m
Kitchen
6'11" x 13'5"
2.12 x 4.09 m
Living Room
13'0" x 12'9"
3.96 x 3.91 m
Ground Floor
Bedroom Two
7'1" x 13'3"
2.18 x 4.06 m
Landing
2'10" x 3'1"
0.86 x 0.94 m
Bedroom One
13'3" x 12'9"
4.05 x 3.90 m
Floor 1
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HERE TO GET you THERE
Approximate total area(1)
654 ft²
60.7 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

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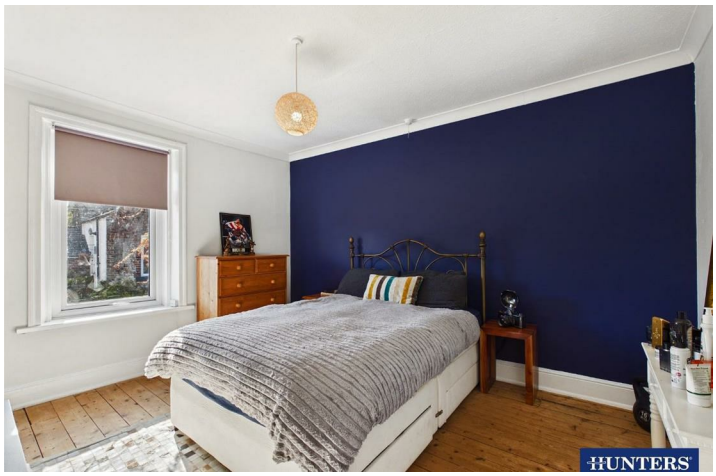
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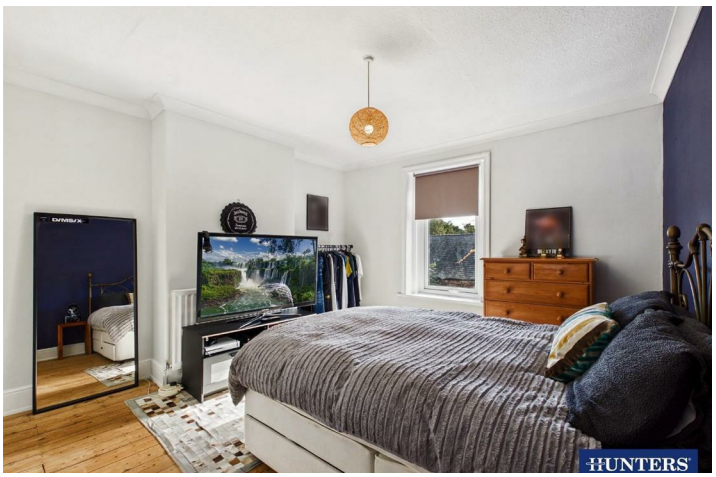
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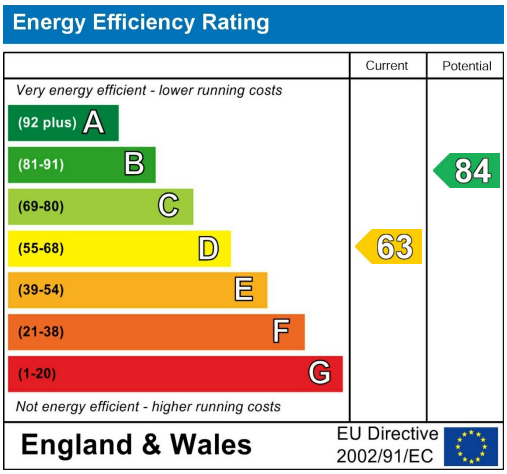
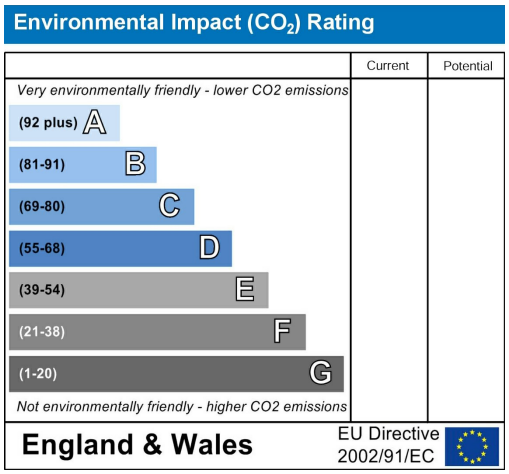
Energy Efficiency Graph

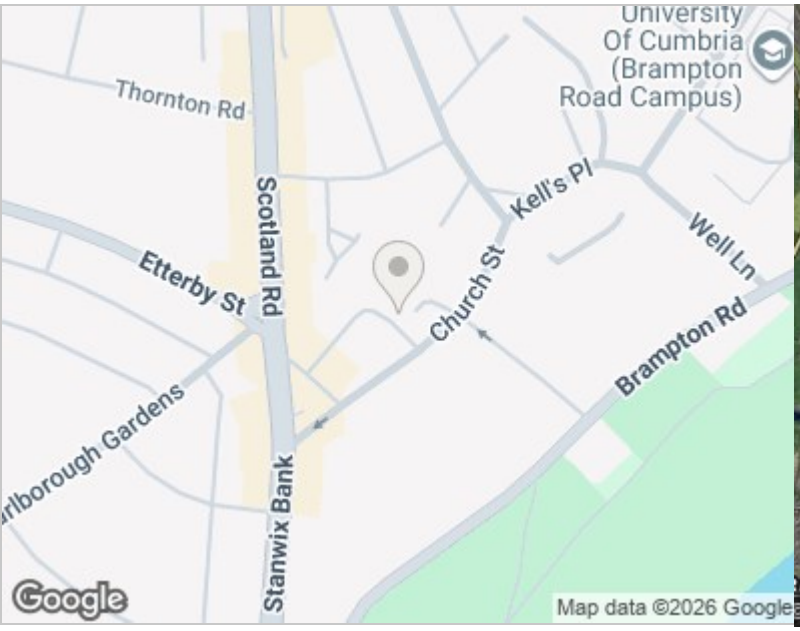




Viewing

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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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. 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.

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The Property Ombudsman