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Church Place

Carlisle, CA3 9DN

Guide Price £155,000

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- No Onward Chain
- Ideal First Home or Buy-To-Let Investment
- Living Room & Fitted Kitchen
- Ground-Floor Bathroom
- Communal Off-Street Parking
- Popular Stanwix Location
- End of Terrace House
- Two Bedrooms
- Enclosed Rear Yard with Store
- EPC - TBC

Tel: 01228 584249

Church Place

Carlisle, CA3 9DN

Guide Price £155,000

Offered to the market with no onward chain, this attractive end-terrace home is situated in the ever-popular area of Stanwix and will appeal to a wide range of buyers, particularly first-time purchasers and those seeking a sound buy-to-let investment. The accommodation is both practical and comfortable, comprising a welcoming living room, a fitted kitchen, two bedrooms, and an upgraded ground-floor bathroom. Outside, the property benefits from an enclosed rear yard with a useful store, along with the added advantage of communal off-street parking. Enjoying a convenient position close to Stanwix's excellent range of local amenities, schools, leisure facilities and transport links, with Carlisle city centre also within easy reach, this is a superb opportunity to acquire a home in one of the city's most consistently popular residential areas. Early viewing is highly recommended to appreciate the potential on offer.

Utilities, Services & Ratings:
Gas Central Heating and Double Glazing Throughout.
EPC - TBC 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
Fitted kitchen with base and wall units with worksurfaces above.

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 £30 (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
N
W
E
S
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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.
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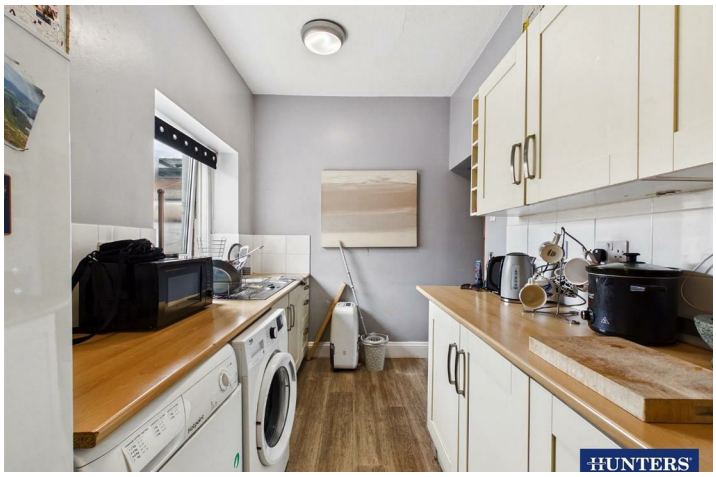
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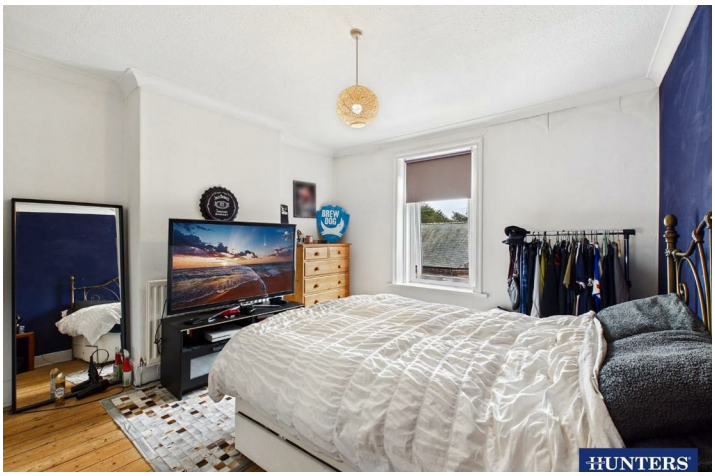
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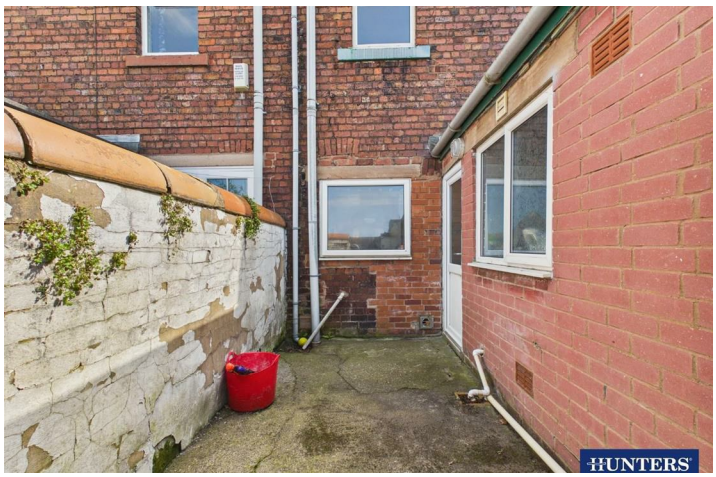
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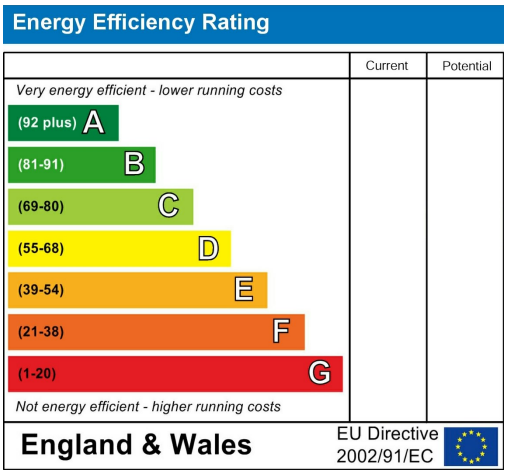
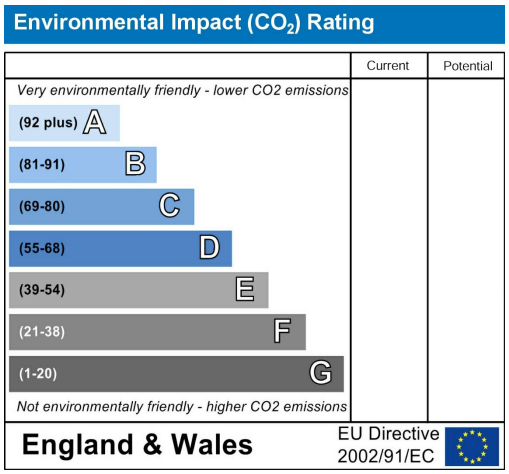
Energy Efficiency Graph

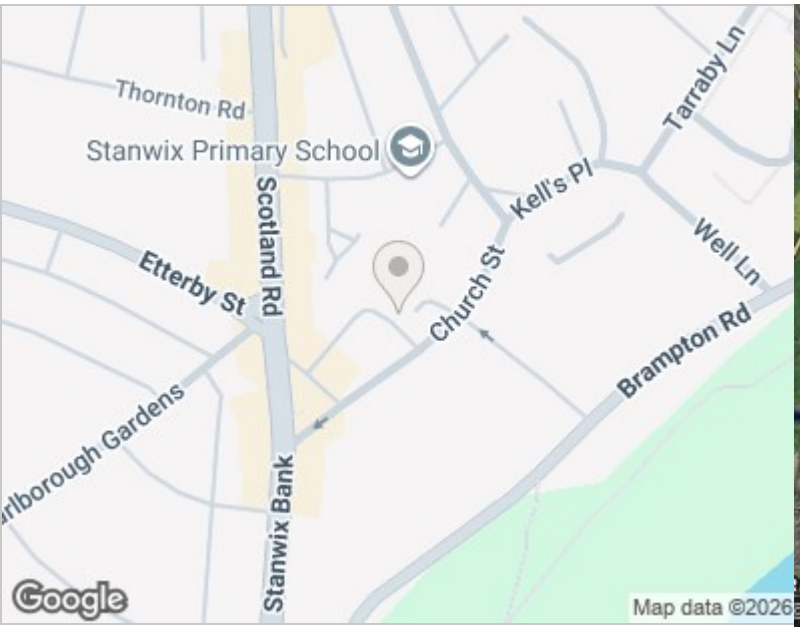




Viewing

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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
https://www.hunters.com

The Property Ombudsman