



## Esk Bank

Longtown, Carlisle, CA6 5PT

Guide Price £135,000

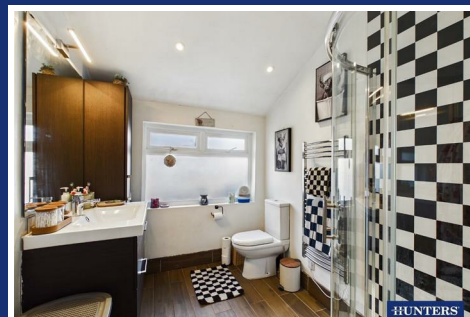


- Bright & Airy Semi-Detached House
- Stylish Open-Plan Living Room & Kitchen
- Fitted Kitchen and Modern Shower Room
- Dressing Room/Study adjoining the Bedroom
- Large Driveway with Double Gates
- Peacefully Situated in Longtown, Close to Riverside Walks & Countryside
- Living Room featuring a Fireplace with Wood-Burning Stove
- One Double Bedroom with Open-Wardrobe Area
- Rear Garden with Lawn, Gravel & Small Deck
- EPC - G

# Esk Bank

Longtown, Carlisle, CA6 5PT

Guide Price £135,000



Peacefully positioned on the edge of Longtown, with picturesque riverside walks right on your doorstep, this attractive one-bedroom semi-detached home offers a bright, airy interior with wonderful open countryside views to the front, alongside excellent outdoor space and off-road parking. Inside, the ground floor features an open-plan living room and kitchen, ideal for modern day-to-day living and enhanced by a charming fireplace with a wood-burning stove, with a contemporary three-piece shower room completing this level. Upstairs, there is a generously sized double bedroom with an open wardrobe area and an adjoining dressing room/study, providing flexible space for home working or additional storage. Outside, a double-gated driveway sits to the side of the property, offering ample off-road parking, while the generous rear garden includes a large lawn and a gravelled seating area, perfect for relaxing and entertaining. Offering an easy-living lifestyle with excellent scope to personalise, a viewing is essential to appreciate all this great home has to offer.

#### Utilities, Services & Ratings:

Electric Heating and Double Glazing Throughout.

EPC - G and Council Tax Band - A.

Longtown is a thriving town located to the North of Carlisle, on the historic A7 which connects from the English border through to Scotland's capital city, Edinburgh. For the every-day essentials, the town boasts a wide range of amenities including independent shops, convenience stores, garage, take-away restaurants and pharmacy. Additionally, Longtown also benefits from a doctors surgery, Longtown Primary School, village hall and Arthuret Church. For those looking to commute, heading South on the A7 provides direct access back to the Border City of Carlisle, which includes access onto the M6 J44, the A595 and the A69 whereas heading North over the border, the town of Gretna allows access to the A74(M) and A75. For those requiring rail connections, Carlisle Citadel Station is on the West Coast mainline, providing fast and frequent services South to London in around 3hours 23minutes and North to Edinburgh in 1hour 16minutes.

## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the front, internal door to the living room, and stairs to the first floor landing.

### LIVING ROOM AREA

Double glazed window to the front aspect, electric radiator, fireplace with wood-burning stove, under-stairs cupboard, and an internal door to the shower room.

### KITCHEN AREA

Fitted kitchen comprising base and wall units with worksurfaces and tiled splashbacks above. Integrated electric double oven with grill, electric hob, one bowl sink with mixer tap, space with plumbing for a washing machine, space for a tumble drier, space for an under-counter fridge or freezer, recessed spotlights, double glazed window to the rear aspect, double glazed Velux window, and an external door to the side driveway.

### SHOWER ROOM

Three piece suite comprising a WC, vanity unit with wash basin, and a shower enclosure with electric shower unit. Fitted wall storage unit, part-boarded walls, tiled flooring, electric chrome towel radiator, recessed spotlights, extractor fan, and an obscured double glazed window.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor entrance hall, internal door to the bedroom, and a double glazed window to the rear aspect.

### BEDROOM ONE

Double glazed window to the front aspect, electric radiator, walk-in wardrobe area with lighting, and an internal door to the dressing room/study.

### DRESSING ROOM/STUDY

Power and lighting.

### EXTERNAL:

Side Driveway:

To the side of the property is a tarmac driveway with double gates, allowing off-road parking for multiple vehicles. The driveway is open to the rear garden, and benefits an access door into the kitchen.

Rear Garden:

To the rear of the property is a generous garden area which includes an area of lawn, gravel, small decking area, and a timber garden shed.

### WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - squirts.miracle.pirate

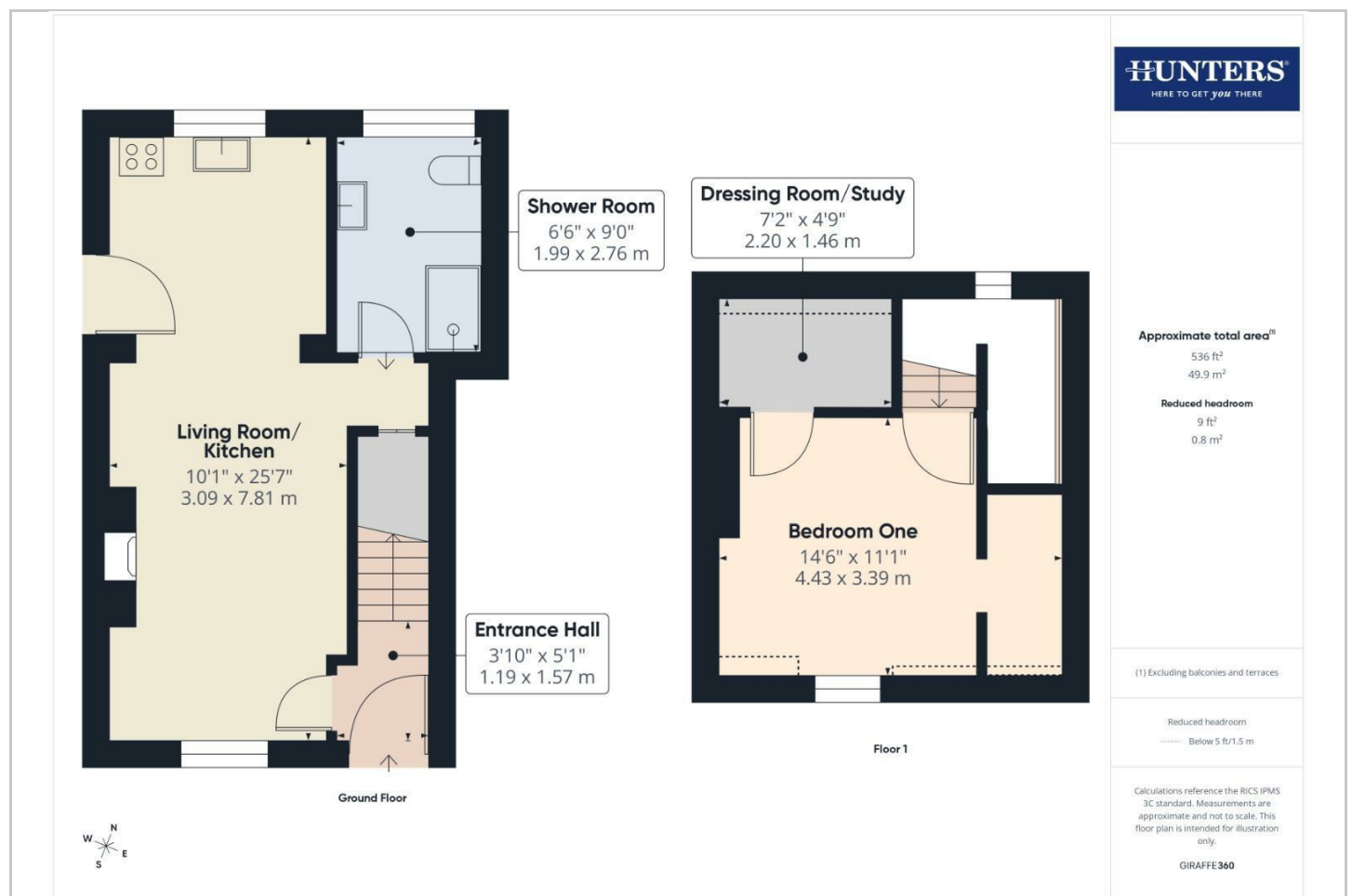
### AML DISCLOSURE:

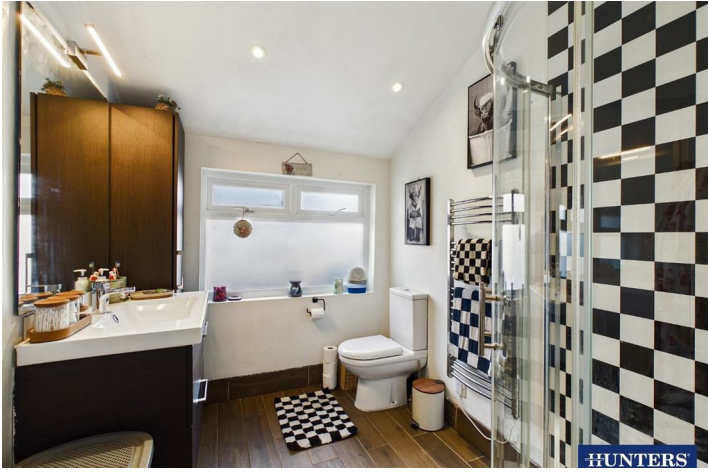
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. 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:

The property is serviced via a septic tank.

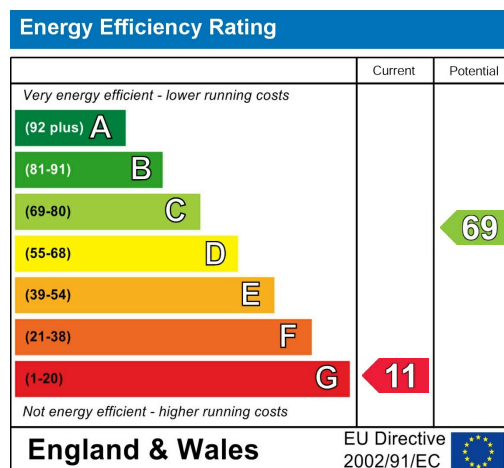
## Floorplan







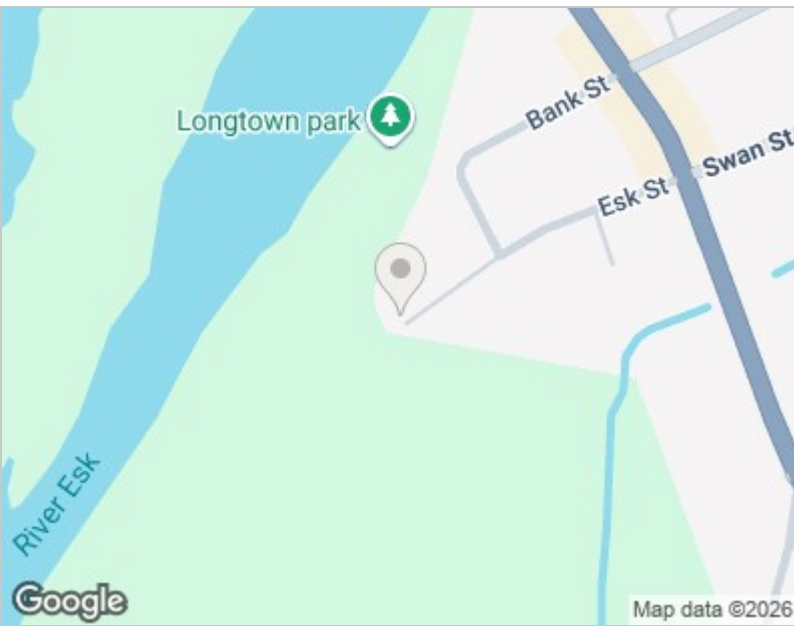
## Energy Efficiency Graph



## 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



Tel: 01228 584249



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](mailto:centralhub@hunters.com)  
<https://www.hunters.com>

