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Crummock Street

Carlisle, CA2 5PU

Guide Price £165,000



- End Terrace House with Conservatory
- Well Presented & Thoughtfully Upgraded Throughout
- Modern High-Gloss Kitchen with Integrated Appliances
- Luxurious Family Bathroom
- Side & Rear Gardens plus Off-Street Parking

- Peaceful Corner Plot at the Head of a No-Through Road
- Spacious Bay-Fronted Living Room
- Three Bedrooms (Two Double & One Single)
- Excellent Loft with Pull-Down Ladder, Boarding and Velux Windows
- EPC - D

Tel: 01228 584249

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Occupying a peaceful corner plot at the head of a no-through road, this well-presented three-bedroom home with conservatory and private driveway offers stylish, thoughtfully upgraded accommodation ideally suited to a wide range of buyers, together with excellent potential for future extension, subject to the necessary permissions. The ground floor includes a spacious bay-fronted living room, a sleek high-gloss kitchen with integrated appliances, a luxurious family bathroom, and a conservatory that provides valuable additional living space, perfect for dining, relaxing, or entertaining. To the first floor are three bedrooms, comprising two doubles and a single, while an excellent loft space with pull-down ladder access, boarding, and Velux windows offers superb storage and useful versatility. Outside, the property benefits from side and rear gardens, together with the added advantage of off-street parking. The location further enhances the appeal, being within walking distance of a wide range of amenities, transport links, and the Cumberland Infirmary. A viewing is highly recommended to fully appreciate all that this excellent home has to offer.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout (excluding entrance hall).

EPC - D and Council Tax Band - A.

The location of Crummock Street offers excellent day-to-day convenience, being situated just off Wigton Road with easy access into Carlisle City Centre via Caldewgate and Shaddongate, as well as out towards the Western Bypass, connecting to the A595, M6 and A69. Public transport links are also readily available, with regular bus services operating along both Wigton Road and Dalston Road, providing convenient access to the city and surrounding areas. A wide range of everyday amenities are close at hand, including convenience stores, supermarkets, a post office, homeware stores, schools and a variety of takeaway options. Both the Cumberland Infirmary and McVitie's are within a ten-minute walk, while Carlisle City Centre can be reached on foot in approximately twenty minutes.

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, internal door to the living room, radiator, obscured single glazed window, and stairs to the first floor landing.

LIVING ROOM

Double glazed bay window to the front aspect, radiator, feature open-chimneybreast with timber mantle and slate hearth, and an internal door to the kitchen.

KITCHEN

Modern high-gloss kitchen comprising a range of fitted base, wall and drawer units with worksurfaces, upstands and tiled splashbacks above. Integrated electric oven, gas hob, extractor unit, integrated dishwasher, integrated under-counter fridge, integrated under-counter freezer, space with plumbing for a washing machine, one and a half bowl stainless steel sink with mixer tap, under-stairs cupboard with gas boiler internally, recessed lighting, under-counter lighting, internal door to the rear hall, double glazed patio doors to the conservatory, and an external door to the rear garden.

CONSERVATORY

Double glazed windows to the rear aspect, double glazed patio doors to the side garden, and a radiator.

REAR HALL

Internal door to the bathroom, recessed lighting, and a double glazed window to the rear aspect.

BATHROOM

Comprising a vanity unit with WC and wash basin, and a bath with mains shower over, including rainfall shower head and hand attachment. Part-boarded and part-tiled walls, chrome towel radiator, recessed lighting, LED mirror, extractor fan, and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor entrance hall, internal doors to three bedrooms, and a double glazed window to the side aspect.

BEDROOM ONE

Double glazed bay window to the front aspect, double glazed window to the front aspect, radiator, and two built-in cupboards/wardrobe.

BEDROOM TWO

Double glazed window to the rear aspect, radiator, and a

loft-access point. The loft includes a timber pull-down ladder, boarding with carpet, recessed slighting, and two double glazed Velux windows.

BEDROOM THREE

Double glazed window to the rear aspect, and a radiator.

EXTERNAL:

Side/Rear Gardens:

To the rear of the property is a lawned garden which benefits from a small concrete seating area, with pathway around the property to the side/front. Within the rear garden is a generous timber garden shed which includes power and lighting internally. The side garden is lawned, with an access gate back to the front street and parking area.

Parking:

To the front of the property is off-road parking for two vehicles.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - friend.logs.scales

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.

Floorplan

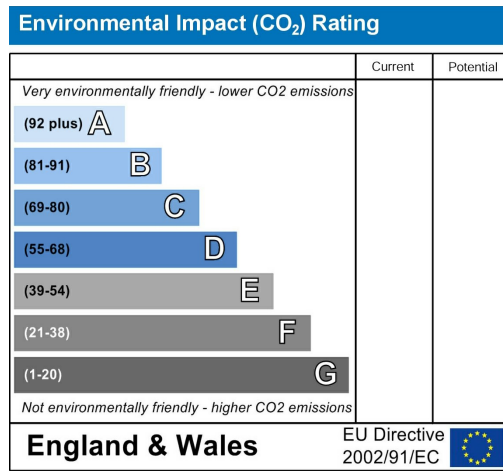
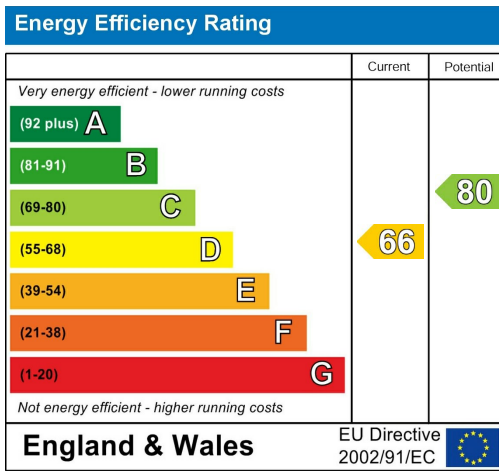






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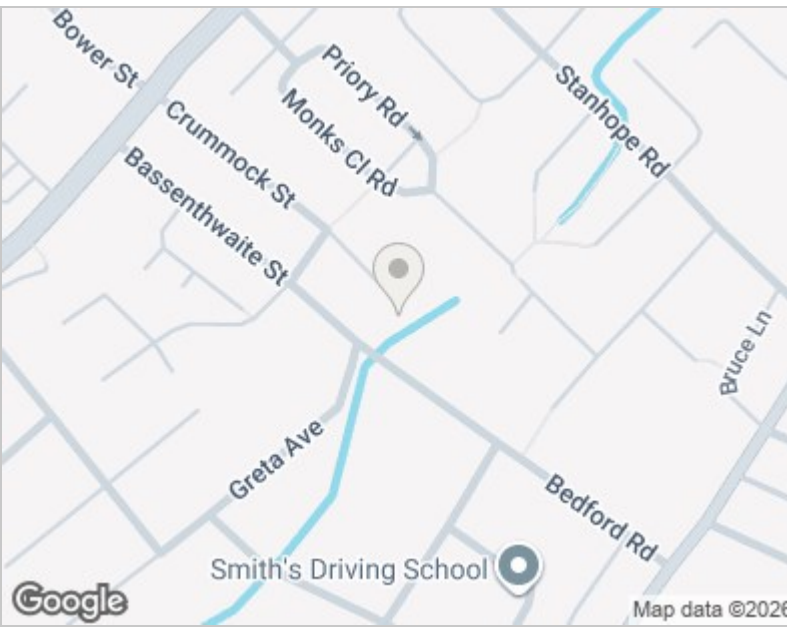
Energy Efficiency Graph



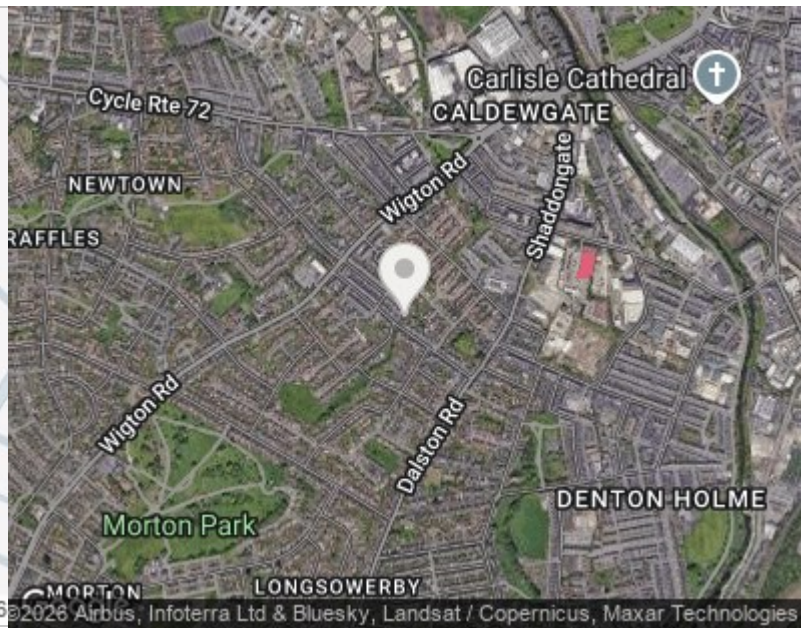
Viewing

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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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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