



32 Esk Street, Longtown, CA6 5PU

Guide Price £185,000

**C&D Rural**

## 32 Esk Street, Longtown, CA6 5PU

- Six bedroom house with scope to reconfigure
- Open plan kitchen/living area
- Two modern bathrooms
- Recently refurbished
- Fantastic holiday let investment
- On-street parking available
- Rear outbuilding
- Situated in the heart of Longtown
- No onward chain

Recently refurbished six bedroom end-terraced house with flexible accommodation, on-street parking and outbuildings.

**Council Tax band:** A

**Tenure:** Freehold

**EPC Energy Efficiency Rating:** F



A recently refurbished six bedroom end-terraced property which would make for an excellent family home, holiday let investment or HMO (subject to planning consents). The property is offered to the market for sale with no onward chain.

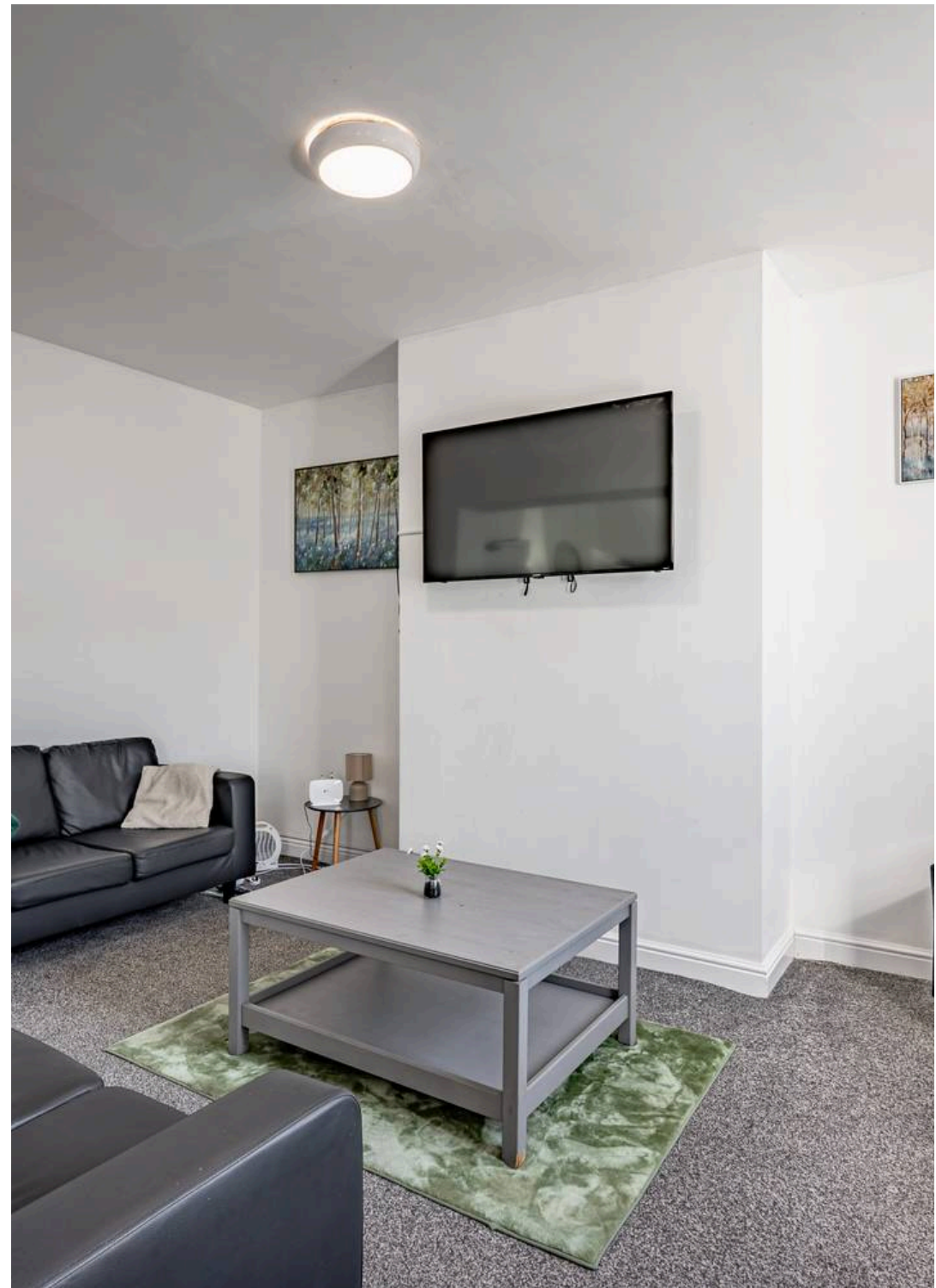
### **The Accommodation**

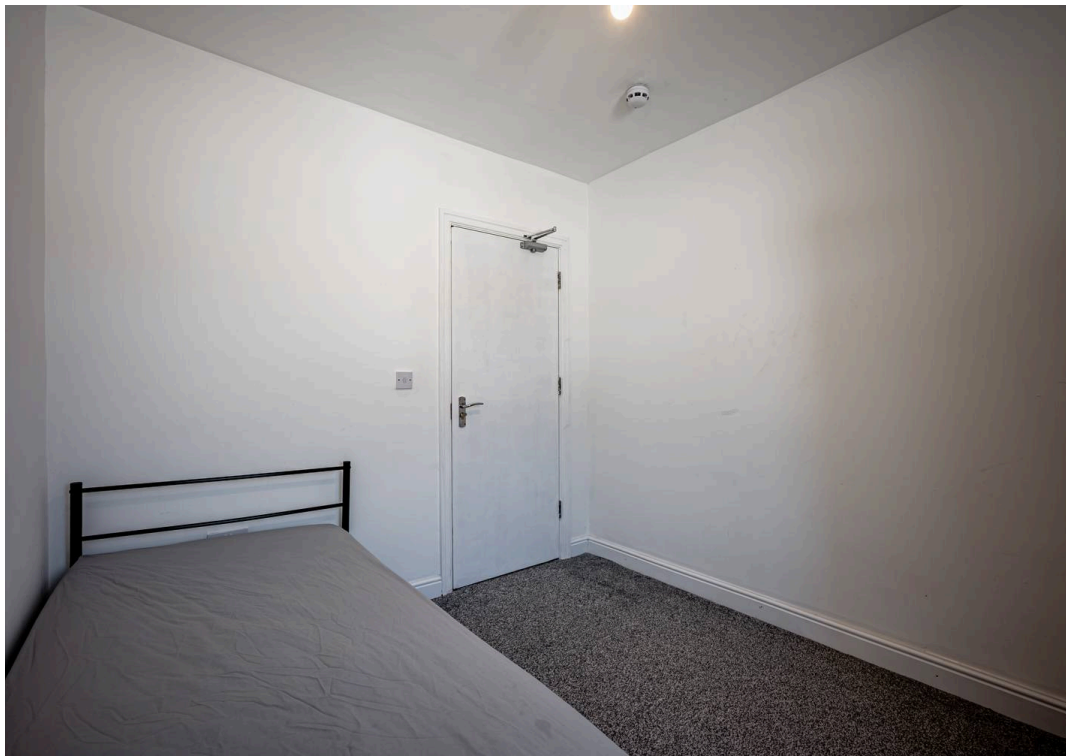
The front door opens into the open plan kitchen/living area featuring a modern, L-shaped kitchen comprising of grey floor and wall units, two built-in electric ovens with electric hobs and overhead extractor fans, dual composite sinks with mixer taps and space for white goods. The living area is bright and welcoming, providing ample space for furniture, perfect for entertaining. There are two doors, one leading to the first floor and the other through to the bedrooms located at the rear.

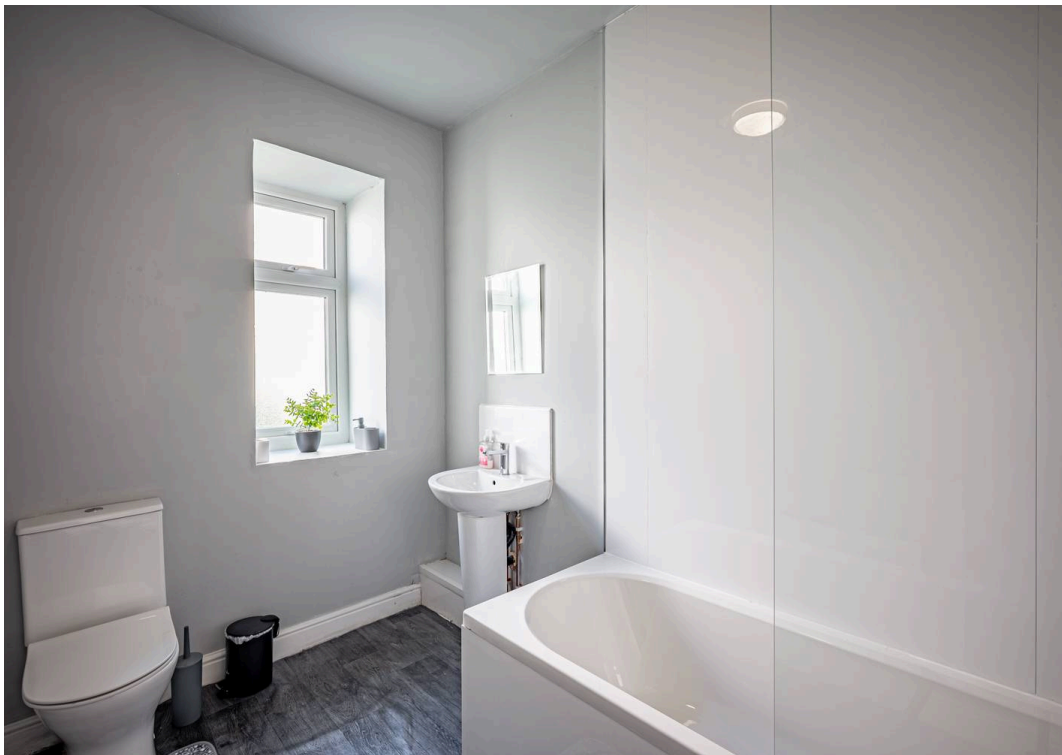
Upstairs there are two well presented single bedrooms. On the ground floor there are four further bedrooms however there is definitely scope to reconfigure this space to bring it back to a four bedroom house if desired. There are two modern bathrooms on the ground floor complete with a three piece suite. Externally there are two store sheds and a larger outbuilding. Access to the outbuilding and sheds is through the metal gate at the end of the lane. There is ample on-street parking available.

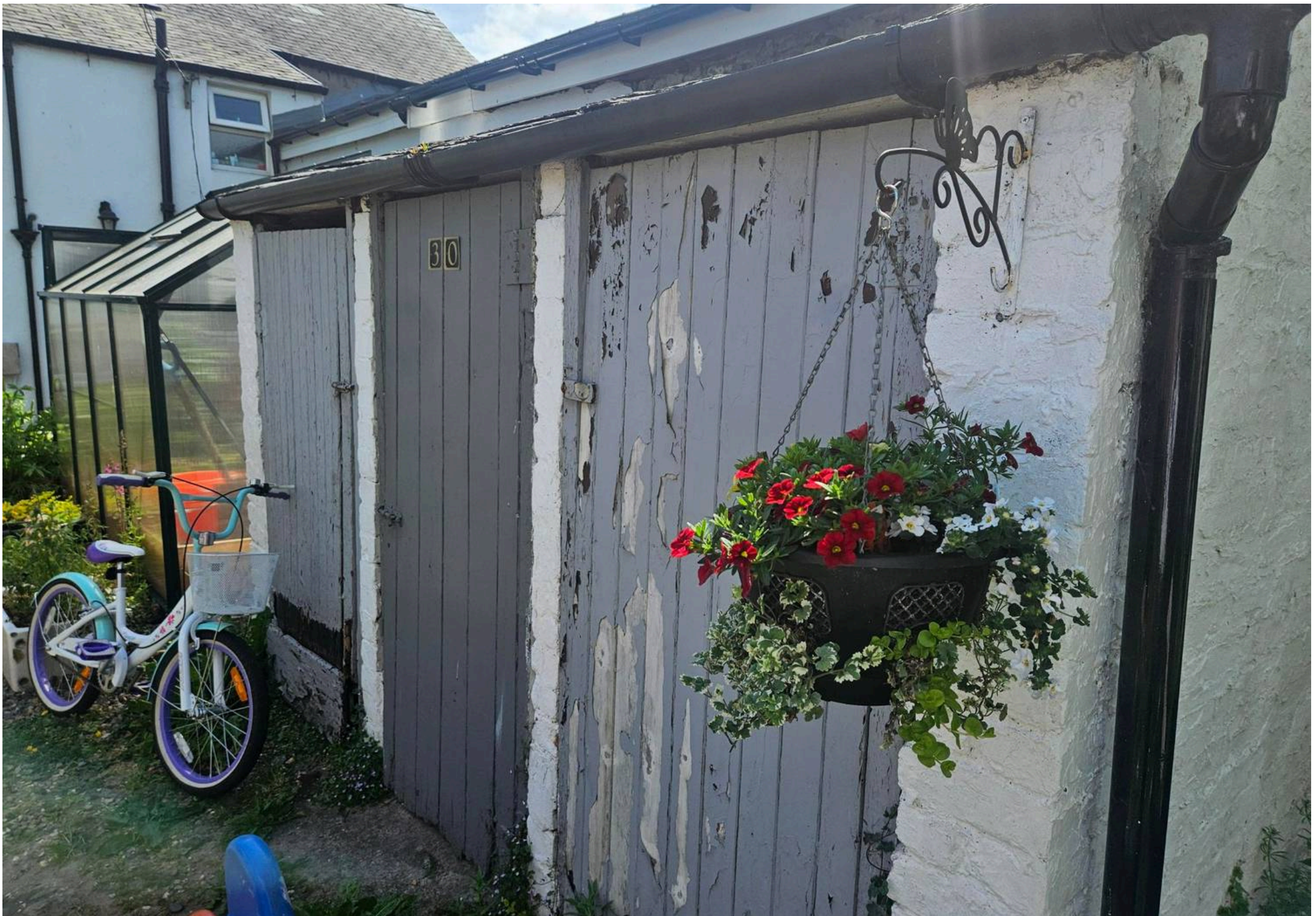
### **Location Summary**

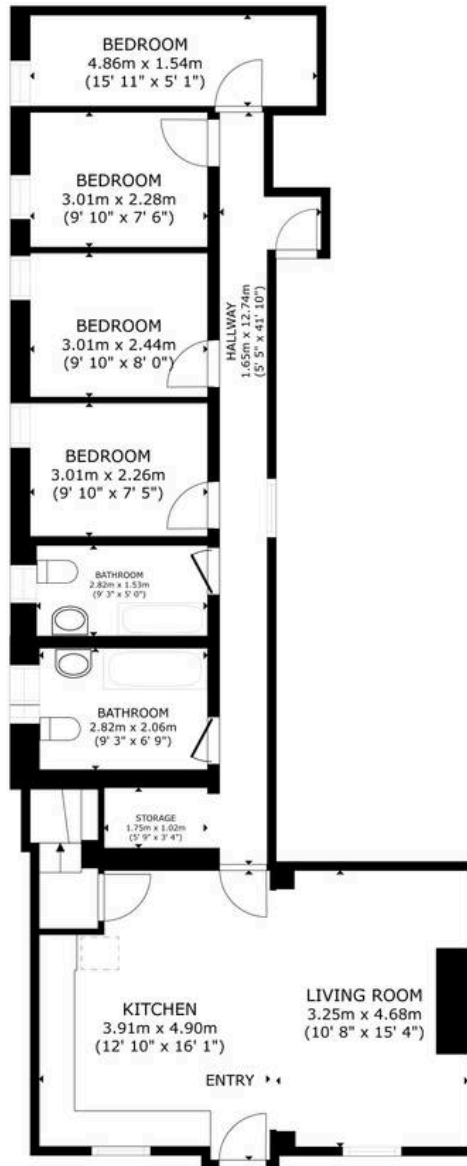
The property is located close to the centre of Longtown, with a good array of local amenities, including a primary school, doctors' surgery, pharmacy and various shops. Carlisle, around 7 miles away, offers more amenities and employment opportunities. Secondary schools are accessible in the surrounding 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 93.7 m<sup>2</sup> (1,009 sq.ft.) FLOOR 2 24.4 m<sup>2</sup> (263 sq.ft.)  
 TOTAL : 118.2 m<sup>2</sup> (1,272 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## GENERAL REMARKS & 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

# C&D Rural

Lakeside Townfoot Longtown  
Carlisle CA6 5LY

[www.cdrural.co.uk](http://www.cdrural.co.uk)

T: 01228 792 299 | E: [office@cdrural.co.uk](mailto:office@cdrural.co.uk)

Important Notice C & D Rural and its clients give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
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.