



## Nook Street

Carlisle, CA1 2DF

Guide Price £95,000



- No Onward Chain
- Conveniently Tucked Away Just off Greystone Road
- Spacious Living Room with Gas Fire
- Two Double Bedrooms & Family Bathroom
- Communal Parking to the Front

- Deceptively Spacious Mid-Terraced House
- Well Presented Throughout with Scope to Personalise
- Modern Dining Kitchen
- Small Enclosed Rear Yard
- EPC - C

# Nook Street

Carlisle, CA1 2DF

Guide Price £95,000



NO CHAIN – Nicely presented throughout and offering a deceptively spacious interior, this two-bedroom mid-terraced home is conveniently tucked away just off Greystone Road and is a property not to be missed. Featuring a large living room with gas fire, modern dining kitchen, two double bedrooms, and a generous first-floor bathroom, the property is ready for immediate occupation with plenty of scope to add personal touches over time. An ideal choice for first-time buyers, young families, or investment landlords looking to expand their portfolio. With communal parking to the front and a small enclosed rear yard, this home offers comfort, convenience, and great potential in a popular location. Contact Hunters Carlisle today to arrange your viewing!

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - A.

Located within a quiet residential area just off Greystone Road, this property offers excellent access both into and out of the city. A short walk brings you to a wide range of shops and supermarkets, including ASDA, B&M and Iceland, along with an appealing choice of pubs, bars and restaurants.

Carlisle city centre is just minutes away via London Road, providing an even greater selection of amenities and transport connections, including The Lanes shopping centre and the Citadel Railway Station on the West Coast mainline. For commuters, the location is exceptionally convenient, with the

M6 (J42) only a few minutes' drive away and regular bus routes running along Greystone Road, London Road and Warwick Road. Families will also appreciate the choice of well-regarded schools for all ages within a short drive.

## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the front, internal door to the living room, and an electric radiator.

### LIVING ROOM

Double glazed window to the front aspect, radiator, fireplace with gas fire, and an internal door to the hallway.

### HALLWAY

Internal door to the dining kitchen, stairs to the first floor landing, and an under-stairs cupboard.

### DINING KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Freestanding gas/electric cooker, extractor unit, space for a fridge freezer, space and plumbing for a washing machine, one and a half bowl stainless steel sink with mixer tap, wall-mounted gas boiler, radiator, double glazed window to the rear aspect, and an external door to the rear garden.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, and internal doors to two bedrooms and bathroom.

### BEDROOM ONE

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

### BEDROOM TWO

Double glazed window to the front aspect, radiator, and a fitted over-bed cabinets.

### BATHROOM

Three piece suite comprising a WC, pedestal wash basin, and a P-shaped bath with mains shower over. Part-tiled walls, radiator, extractor fan, and a loft-access point. We have been advised the loft includes a ladder.

## EXTERNAL:

Rear Garden/Yard:

To the rear of the property is a enclosed garden/yard area, which benefits a garden shed, external cold water tap, and an access gate to the rear lane. Power is available within the shed which is fed from a socket within the kitchen.

Parking:

An area of communal parking is available to the front of the property.

## WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - tanks.stay.pounds

## AML DISCLOSURE:

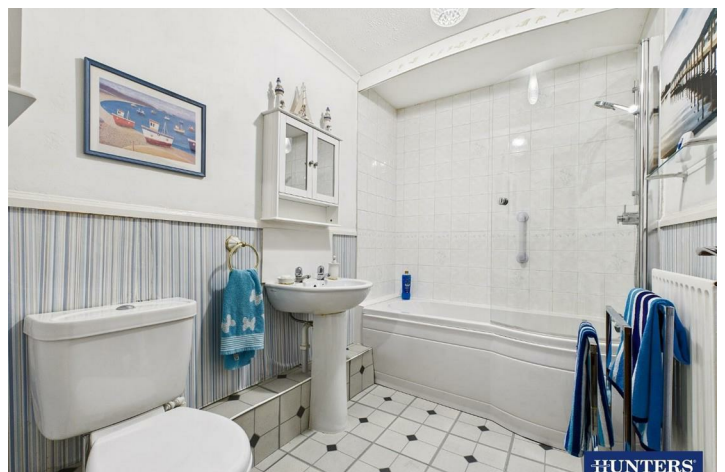
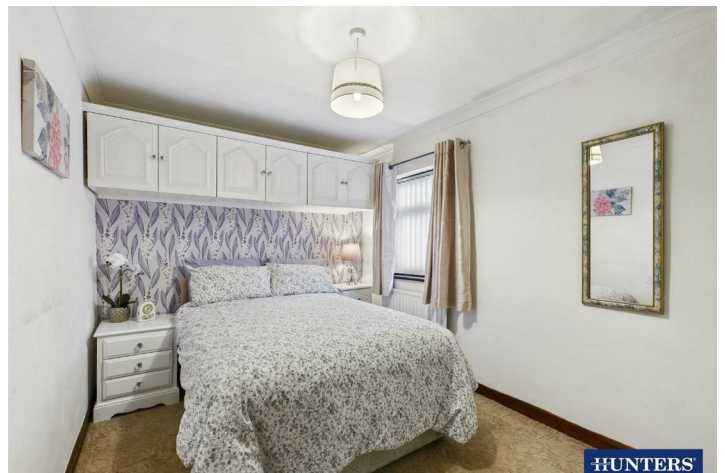
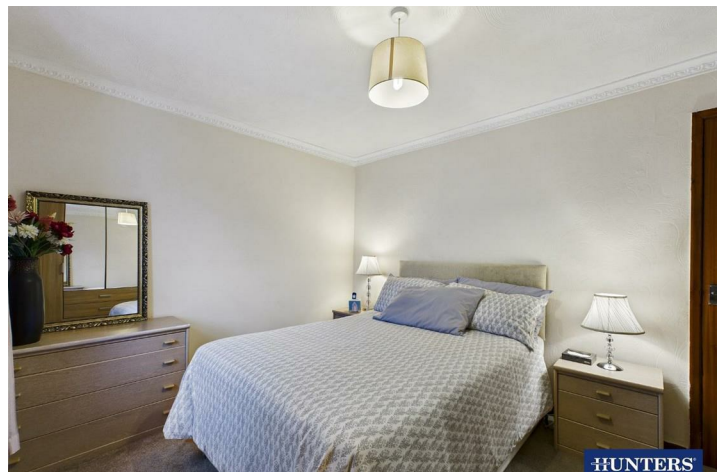
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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



Floorplan



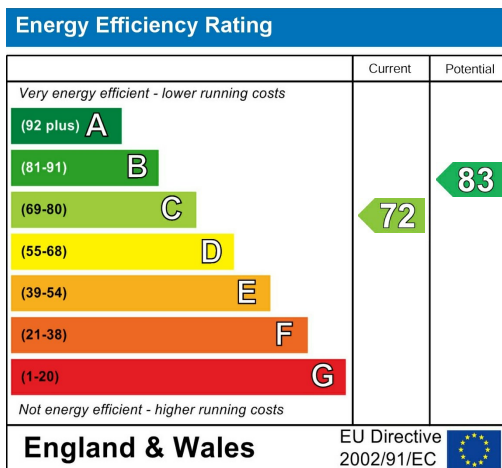








## Energy Efficiency Graph

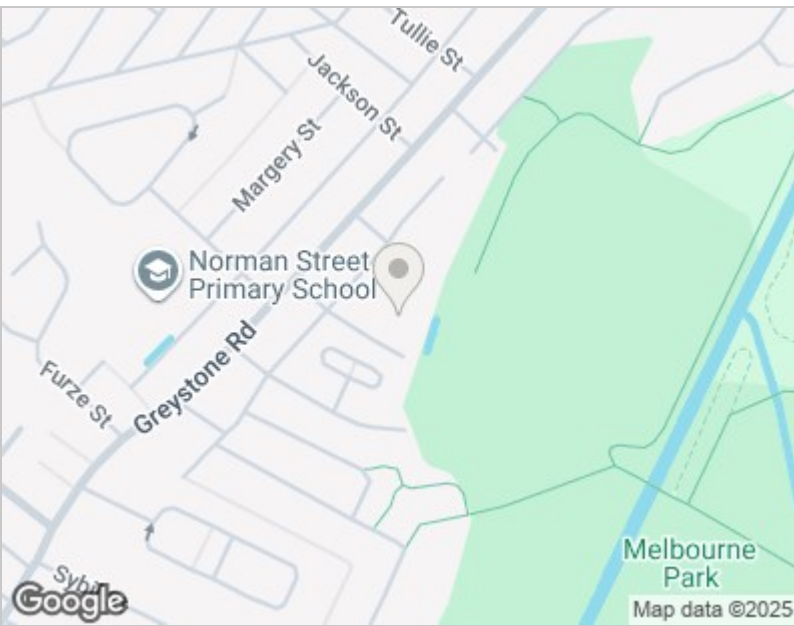


## Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map



**HUNTERS**  
HERE TO GET *you* THERE

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.

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