



39 Moor Road, Longtown, CA6 5XB

Guide Price £95,000

**C&D Rural**

## 39 Moor Road, Longtown, CA6 5XB

- Two bedroom semi-detached bungalow
- Spacious living room
- Utility room
- Good sized corner plot
- Front and rear garden
- Electric storage heating
- Potential to create rear driveway
- No onward chain

Two bedroom semi-detached bungalow with front and rear gardens.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E



39 Moor Road is a spacious two bedroom semi-detached bungalow which is in need of some refurbishment but offers an excellent opportunity to acquire a two bedroom bungalow with front and rear gardens. The property is situated within walking distance of local amenities and is offered for sale with no onward chain.

### **The Accommodation**

The front door opens into an entrance hallway with the utility room situated near the entrance. There are fitted cupboards to the floor and wall and the electric meter is located in the corner. The kitchen comprises of some floor units along the front elevation incorporating a stainless steel drainer sink and white tile splashback. There is a useful party cupboard with shelving. The living room is a generous size and features a fireplace with boarded fire. There is still a chimney so possibly scope to install a woodburning stove.

The two bedrooms are located at the rear of the property and are both comfortable doubles. The bathroom comprises of a three piece suite including a shower cubicle with electric shower, WC and sink with overhead mirror. externally there is a section of lawn at the front and path leading from the pavement to the front door. There is a rear garden laid with grass and is fenced. There are sections of bedding and paving with a timber shed. Parking is on-street but there is potential to create a rear driveway.



## Location Summary

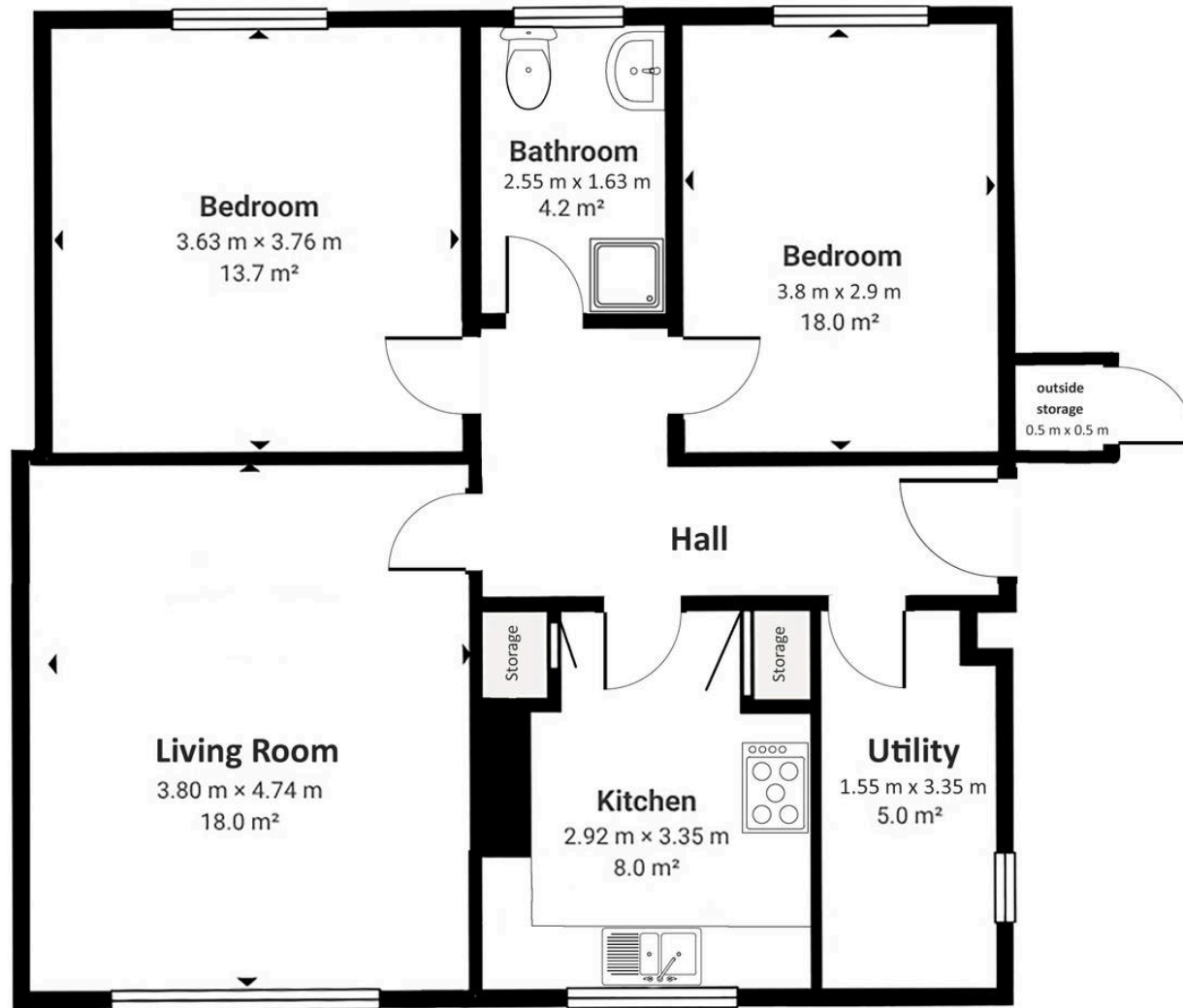
The property is located on Moor Road, close to the centre of Longtown, with a good array of local amenities, including a primary school, doctors' surgery, pharmacy and various shops. Carlisle, around 7 miles away, offers more amenities and employment opportunities. Secondary schools are accessible in 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.











Not to Scale  
For Illustrative Purposes Only.

## 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

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