HUNTERS®

HERE TO GET *you* THERE



Carleton Road

Carlisle, CA1 3EH

£220,000

3 2 1 B

- Attractive Semi-Detached Home
- Spacious Front-Aspect Living Room
- Three Well Proportioned Bedrooms
- Three-Piece Family Bathroom & Convenient WC
- Driveway & Garage Providing Ample Off Road Parking
- Situated in a Sought-After Location to the South of Carlisle
- Contemporary Dining Kitchen with Double Patio Doors
- Master En-Suite Shower Room
- Enclosed Rear Garden Comprising Patio & Grassed Lawn
- EPC - B

Carleton Road

Carlisle, CA1 3EH

£220,000







Situated in a sought-after location to the South of Carlisle and built by Persimmon Homes, this immaculately presented three-bedroom semi-detached home is offered to the market in a turn-key condition, providing an excellent opportunity for a range of buyers looking to move straight in to their new home.

The entrance vestibule leads into a bright, spacious front-aspect living room, providing an ideal space for everyday relaxation. The impressive contemporary fitted kitchen boasts a range of wall, base and drawer units, with ample worksurfaces and upstands above, as well as an integrated gas oven, gas hob and extractor unit above, with space for additional appliances such as washing machine and free-standing fridge freezer. A designated dining area further enhances the dining kitchen, making it a great backdrop to both everyday dining and entertaining. A built-in storage cupboard adds practicality, with double patio doors providing convenient direct access between the heart of the home and the rear garden. A practical two-piece WC completes the ground floor. The property continues to impress on the first floor, with a generous master bedroom benefitting a modern three-piece en-suite shower room. With two additional well-proportioned bedrooms and stylish three-piece family bathroom, this home would equally suit individuals, couples and families alike looking for their next home. Externally, there is a grassed lawn to the front, as well as a paved pathway leading to the front entrance and providing gated access to the side of the property. A block-paved driveway and single integral garage provide valuable off-road parking. To the rear, there is an enclosed garden with fenced boundary comprising a paved patio and grassed lawn, providing a great space for al-fresco dining and children's play. If you are searching for a home that blends contemporary everyday living with a convenient location, contact Hunters to arrange your private viewing today.

Utilities, Services & Ratings:
Gas Central Heating and Double Glazing Throughout.
EPC - B and Council Tax Band - C.

Situated to the South of Carlisle, this location offers excellent convenience for both everyday living and commuting, with easy access into and out of the city via one of Carlisle's main arterial routes. Within easy reach, there is a wide selection of shops and supermarkets including ASDA, B&M Bargains and Iceland, together with a good choice of pubs, bars, restaurants and takeaways, ensuring day-to-day amenities are close at hand. Carlisle city centre is only a short distance away and provides an even broader range of shopping, leisure and cultural facilities, including The Lanes shopping centre and the Citadel Railway Station on the West Coast Main Line. For those travelling further afield, the area is particularly well placed for access to the M6 at Junction 42, while regular bus services operate along London Road, offering convenient public transport links across the city and beyond. Families are also well catered for, with a range of well-regarded schools for all age groups available nearby, making this a practical and appealing setting for a wide variety of purchasers.

GROUND FLOOR:

ENTRANCE VESTIBULE
Entrance door from the front, internal door to living room, and a radiator.

LIVING ROOM
Double glazed window to front aspect, internal doors to entrance vestibule and hallway, and a radiator.

HALLWAY
Internal doors to living room, dining kitchen & WC, with stairs leading up to first floor.

DINING KITCHEN
A fitted kitchen comprising a range of wall, base and drawer units, with worksurfaces and upstands above, one and a half bowl sink with drainer and mixer tap, integrated gas oven, gas hob and extractor unit above, with space for additional appliances such as washing machine and freestanding fridge freezer. Double glazed window to rear aspect, double glazed double patio doors to rear garden. Internal doors to built in storage cupboard and hallway.

WC
A two-piece suite comprising a pedestal wash hand basin and WC, with a radiator.

FIRST FLOOR:
Stairs up from ground floor leading to landing with internal doors to three bedrooms, family bathroom and built in storage cupboard.

BEDROOM ONE
Double glazed windows to front aspect, internal door to en-suite shower room, and a radiator.

EN-SUITE SHOWER ROOM
Three-piece suite comprising a WC, pedestal basin, and fully tiled shower with overhead mains shower supply and sliding door. Part tiled walls, and a radiator.

BEDROOM TWO
Double glazed windows to rear aspect, and a radiator.

BEDROOM THREE
Double glazed window to rear aspect, and a radiator.

FAMILY BATHROOM
Three-piece suite comprising a WC, pedestal basin, and bath with mixer tap and overhead mains shower supply. Part tiled walls, obscured double glazed window to side aspect, and a radiator.

EXTERNAL:
To the front of the property, there is a grassed lawn, with a paved pathway leading to front entrance and continuing to the side of the property, with gated access to the rear garden. A block-paved driveway provides ample off-road parking, with an integral single garage providing additional parking.

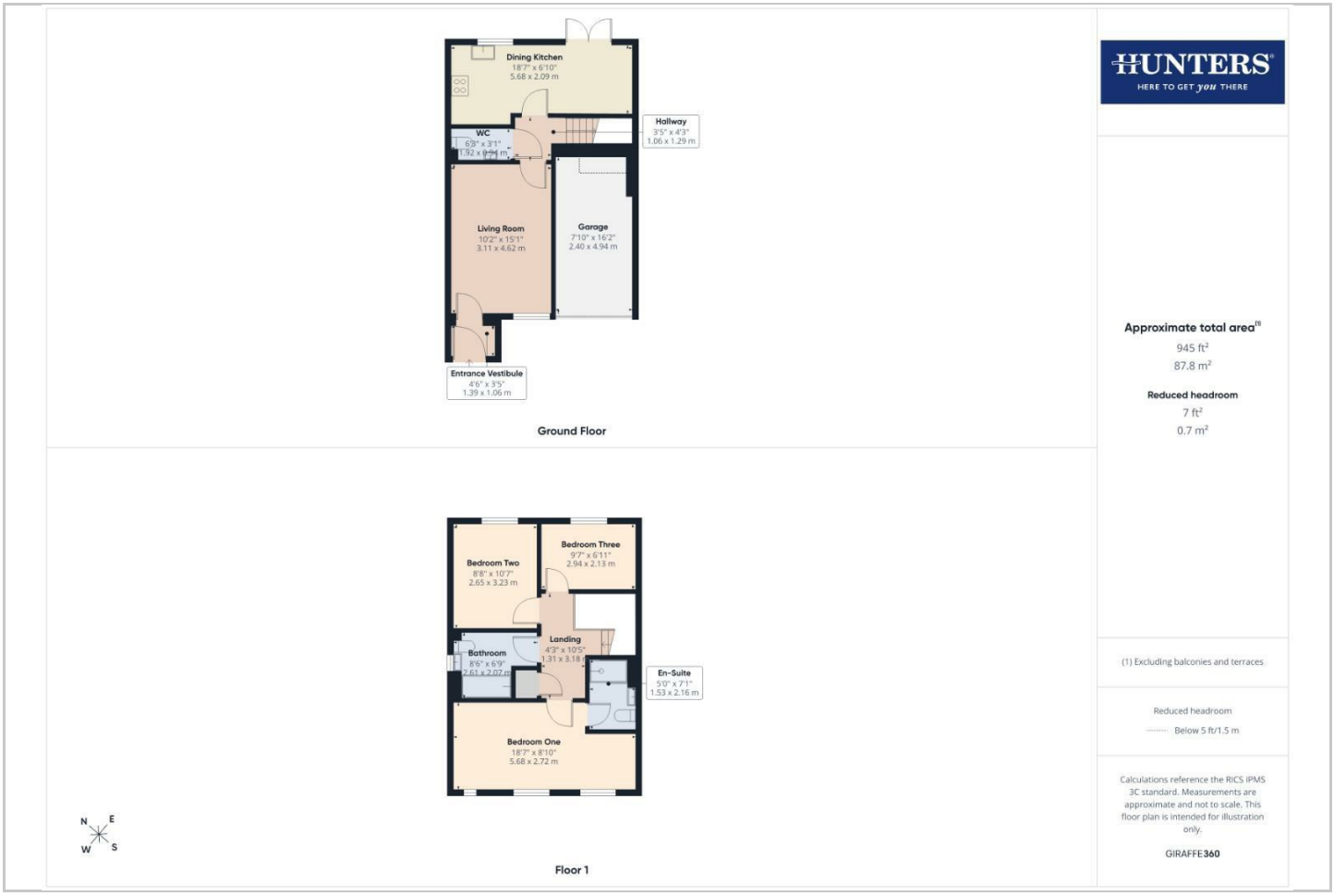
To the rear, there is an enclosed garden with fenced boundary comprising a paved patio and grassed lawn.

GARAGE
Single integral garage with manual up and over door accessible from the driveway. With light and power supply.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - ///agrees.headed.sport

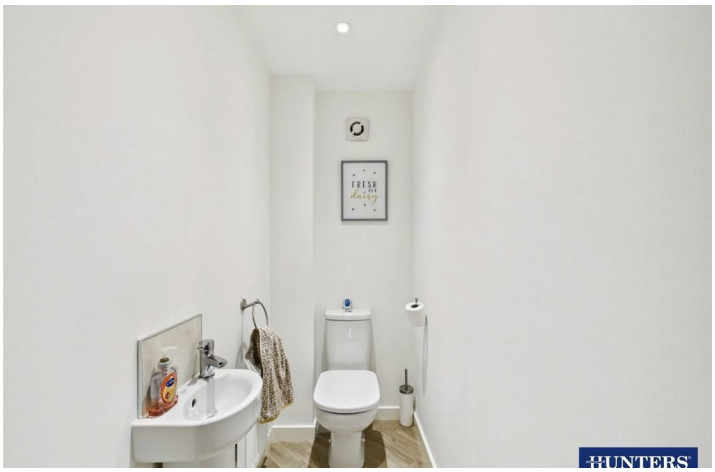
AML DISCLOSURE:
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and 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

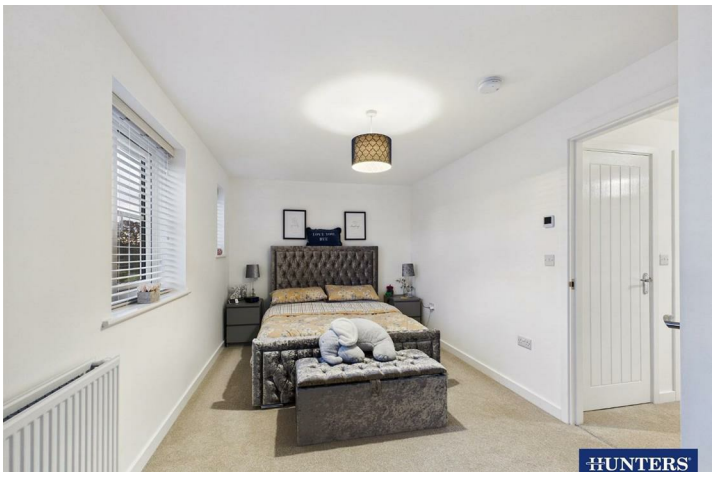

Dining Kitchen
18'7" x 6'10"
5.68 x 2.09 m
WC
6'3" x 3'1"
1.92 x 0.94 m
Hallway
3'5" x 4'3"
1.06 x 1.29 m
Living Room
10'2" x 15'1"
3.11 x 4.62 m
Garage
7'10" x 16'2"
2.40 x 4.94 m
Entrance Vestibule
4'6" x 3'5"
1.39 x 1.06 m
Ground Floor
Bedroom Two
8'8" x 10'7"
2.65 x 3.23 m
Bedroom Three
9'7" x 6'11"
2.94 x 2.13 m
Landing
4'3" x 10'5"
1.31 x 3.18 m
Bathroom
8'6" x 6'9"
2.61 x 2.07 m
En-Suite
5'0" x 7'1"
1.53 x 2.16 m
Bedroom One
18'7" x 8'10"
5.68 x 2.72 m
N
E
W
S
Floor 1
HUNTERS
HERE TO GET you THERE
Approximate total area(1)
945 ft²
87.8 m²
Reduced headroom
7 ft²
0.7 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360











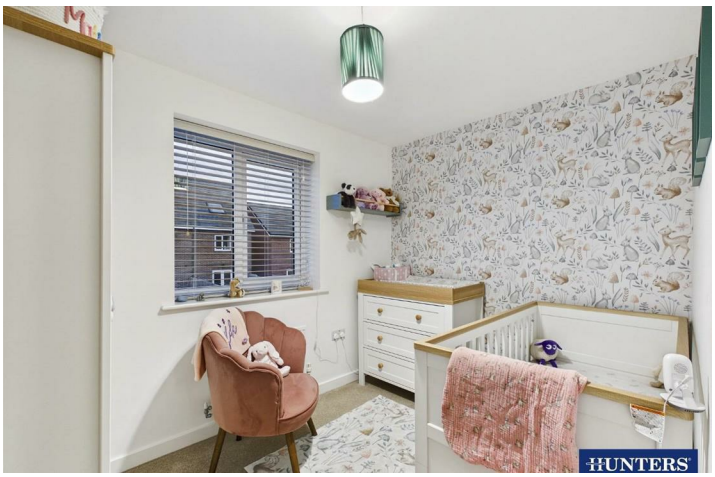








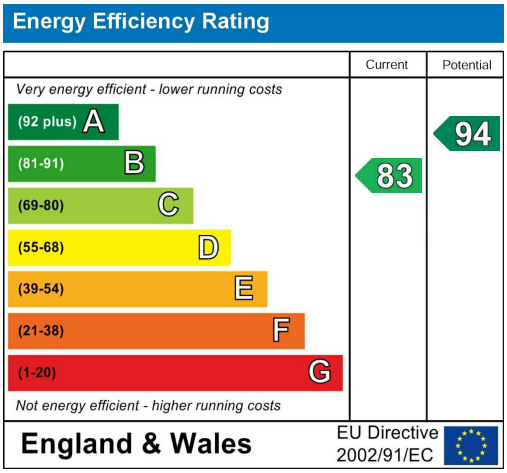


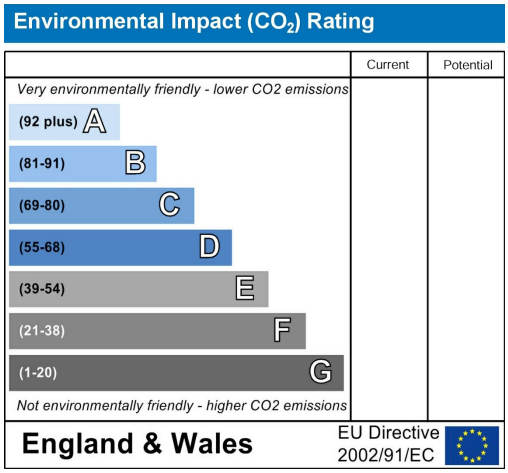






Energy Efficiency Graph



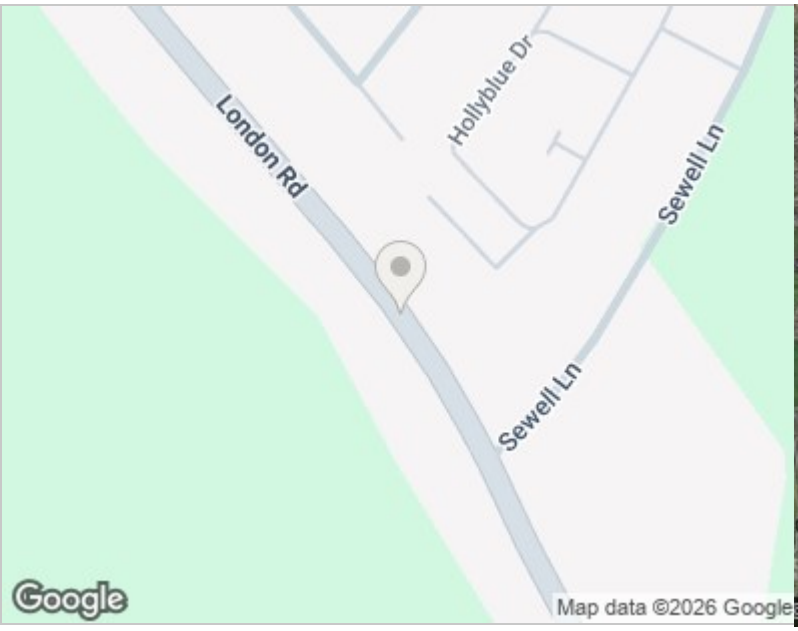


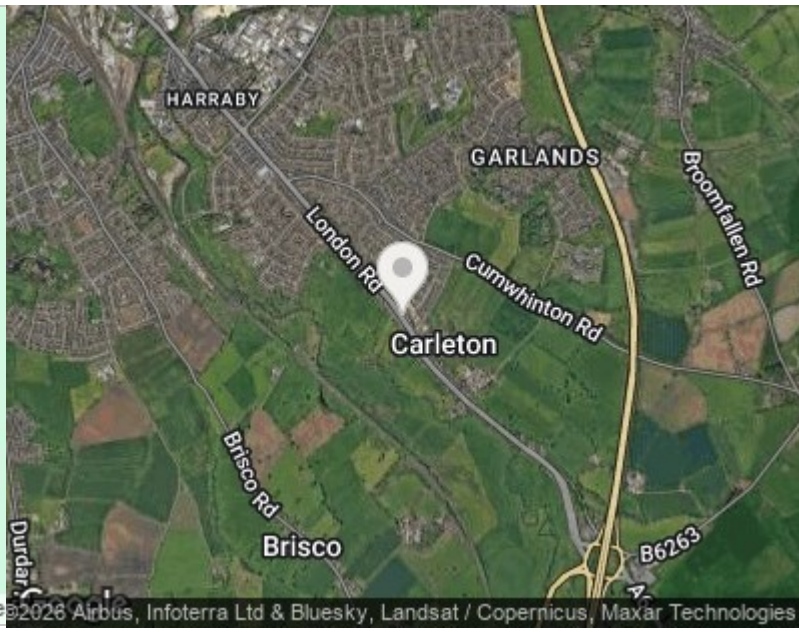
Viewing

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







HUNTERS®

HERE TO GET *you* THERE

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
https://www.hunters.com

The Property Ombudsman