



## Old Road

Longtown, Carlisle, CA6 5TH

£180,000



- Detached Three Bed House
- Secure Rear Garden
- Double Width Driveway
- Kitchen/Diner
- No Onward Chain

- Ensuite Master Bedroom
- Integral Garage
- Living Room
- Close to Town Centre Amenities
- Council Tax Band B

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\*\*\* View now by taking the virtual tour and then book to view with Hunters\*\*\* A three bed detached home, located just off the town centre in Longtown, and ideal for first-time buyers and growing families. Built by Gleeson Homes in 2019 and part of their Lea Park Estate. The accommodation comprises of; entry, living room, kitchen/diner, downstairs WC, and to the first floor there are three bedrooms, with the master being ensuite, plus a family bathroom. There is an integral garage, double width driveway, and a secure rear garden.

Longtown is a charming market town steeped in history and surrounded by rolling farmland and scenic river walks. Positioned on the banks of the River Esk, the town features an array of local amenities including independent shops, traditional pubs, cosy cafés, and essential services, all within easy reach. Carlisle is just a short drive away and provides a wider selection of retail, leisure, and cultural attractions.

Families are well catered for with well-regarded local schools, while outdoor enthusiasts will love the abundance of walking, cycling, and fishing opportunities right on the doorstep. The Scottish Borders, Hadrian's Wall, and the Lake District National Park are all easily accessible, making Longtown an ideal base for family and outdoor life.

### Entry

You step into a small hall that provides access to the living room and to the stairs rising to the first floor.

### Living Room

A bright family space with a window to the front elevation, plenty of space for sofa, chairs and a television table, and providing access to the kitchen/diner.

### Kitchen/Diner

Fitted with a range of units and wall and base level and with contrasting worksurfaces running over. The splashbacks are tiled and you will find an integral electric oven, a gas hob with overhead extractor, and an inset sink and drainer. There is space for a tall fridge freezer and undercounter space and plumbing for a washing machine. To the dining end there is room for a family sized dining table and chairs, set alongside French doors that lead to the rear garden.

### WC

A useful ground floor WC with a wash hand basin, located just off the dining space.

### First Floor Landing

Accessed from the stairs rising from the entry and the landing provides access to the three bedrooms and the family bathroom.

### Master Bedroom

A good sized double room with a window to the front elevation and served by an ensuite shower room.

### Ensuite

With a walk-in shower cubicle, a low level WC and a wash-hand basin.

### Bedroom Two

A second double room with a dormer window to the front elevation.

### Bedroom Three

A generously sized single room with a window overlooking the rear garden.

### Family Bathroom

With a panel bath, pedestal wash-hand basin and low level WC.

### Integral Garage

With a metal up-and-over door for vehicular access and a pedestrian door leading to the rear garden.

### Driveway

Out to the front there is a gravel drive with space for two vehicles parked side-by-side.

### Garden

The rear garden is secure and safe for the kids to play and is mostly laid to lawn, with a patio area for seating. Connects with the inside via the French doors into the Kitchen/Diner.

### Estate Management Charge

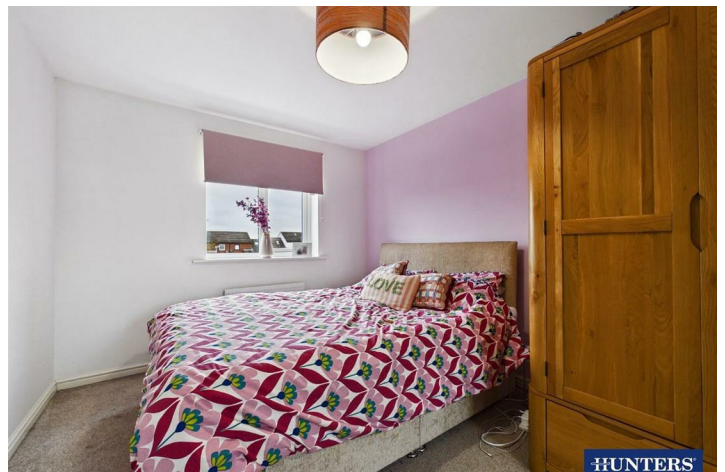
There will be a future estate management charge payable once all phases of the development have been completed. It is expected that this will in the region of £100 per annum.

### 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

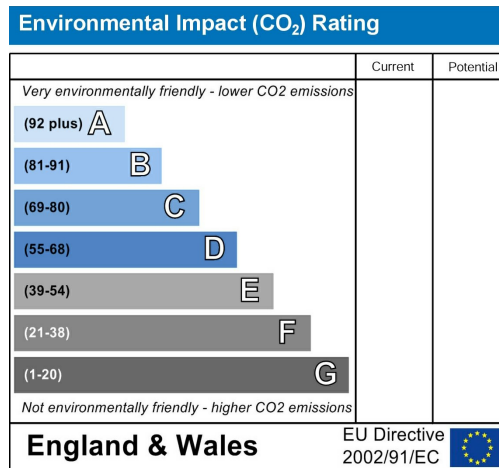
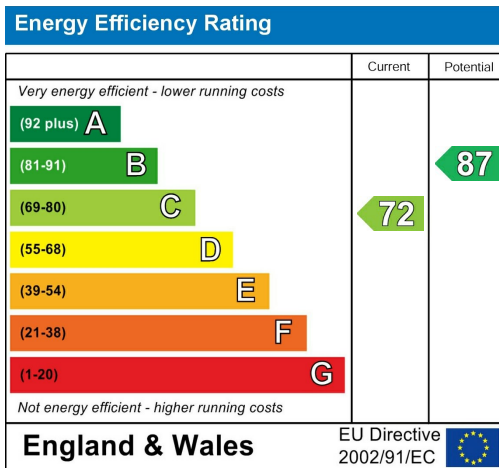






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### Energy Efficiency Graph



### 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





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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