HUNTERS®

HERE TO GET *you* THERE

Fulford Walk

Carlisle, CA3 9RA

Guide Price £139,950

2 1 1 C

- End of Terrace House
- Spacious Living Room
- 3 Piece Bathroom
- Ample Off Road Driveway Parking
- Ideal For First Time Buyers
- Modern Kitchen with Integrated Appliances
- Two Well Proportioned Bedrooms
- Generous Rear Garden
- Desirable Location to the North of Carlisle
- EPC - C

Tel: 01228 584249

Fulford Walk

Carlisle, CA3 9RA

Guide Price £139,950

This spacious two bedroom end of terrace house is offered to the market with the benefit of no onward chain. Situated in a desirable development to the North of Carlisle, the bright entrance hallway provides a great first impression to the property. The hallway flows seamlessly through to the kitchen, with plenty of space for integrated appliances. To the rear of the property you will find the generous living/dining room, providing an ideal backdrop to daily life, as well as entertaining friends and family. The property continues to impress on the first floor and with two well proportioned bedrooms, this property is an ideal purchase for individuals and couples, including first time buyers, and may even suit a small family. A modern three-piece bathroom adds practicality, featuring a 3 piece suite. Externally, there is a spacious rear garden providing ample space for al fresco dining. To the front of the property, a block paved driveway provides ample off road parking.

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

Tel: 01228 584249

ENTRANCE HALL:
Radiator and understairs storage cupboard. Internal access to kitchen and door to living/dining room.

KITCHEN:
A range of wall and base units with worktop, sink with tap, part tiled, space for appliances such as washing machine, freestanding oven with hob. Window to front aspect.

LIVING/DINING ROOM:
Radiator, window to side elevation and double patio doors to rear garden.

LANDING:
Stairs up from ground floor, internal doors to bedroom one, bedroom two and bathroom.

BEDROOM ONE:
Radiator, window to rear aspect and build in wardrobes.

BEDROOM TWO:
Radiator, two windows to front aspect and storage cupboard.

BATHROOM:
A three-piece suite comprising a WC, pedestal basin with tap and bath with overhead shower unit. Window to side aspect.

EXTERNALLY:
To the front of the property, a block paved driveway provides ample off road parking. Chillied front garden with path to front door.

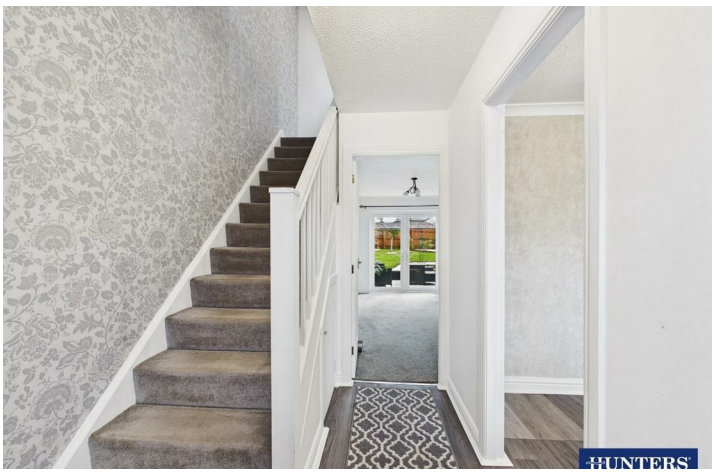
To the rear, there is a decked seating area with stairs leading up to the grassed lawn.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - ///supper.candle.green

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

14'4" x 12'9"
4.38 x 3.91 m
Hallway
8'7" x 6'0"
2.63 x 1.84 m
Kitchen
8'7" x 6'4"
2.63 x 1.95 m
Ground Floor
7'7" x 10'10"
2.33 x 3.30 m
Landing
6'4" x 6'4"
1.94 x 1.94 m
Bathroom
6'5" x 6'3"
1.96 x 1.91 m
8'7" x 12'9"
2.63 x 3.91 m
E
S
W
N
HUNTERS
HERE TO GET you THERE
Approximate total area(1)
555 ft²
51.5 m²
Reduced headroom
2 ft²
0.2 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



HUNTERS

HUNTERS

HUNTERS

HUNTERS

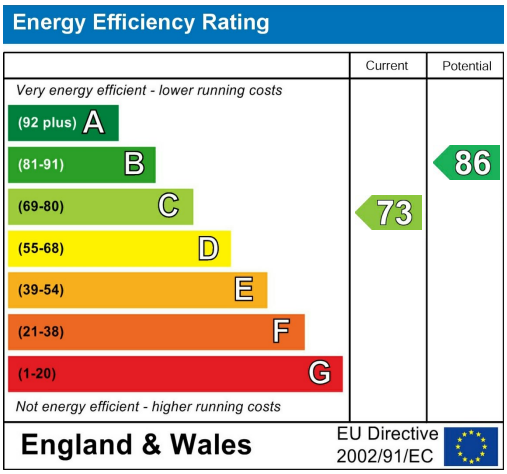
HUNTERS

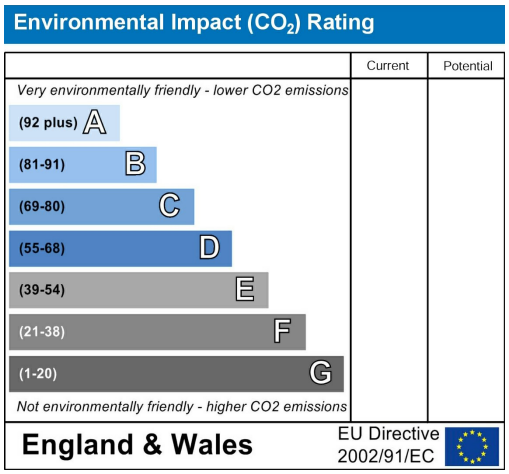
HUNTERS

HUNTERS

HUNTERS

Energy Efficiency Graph

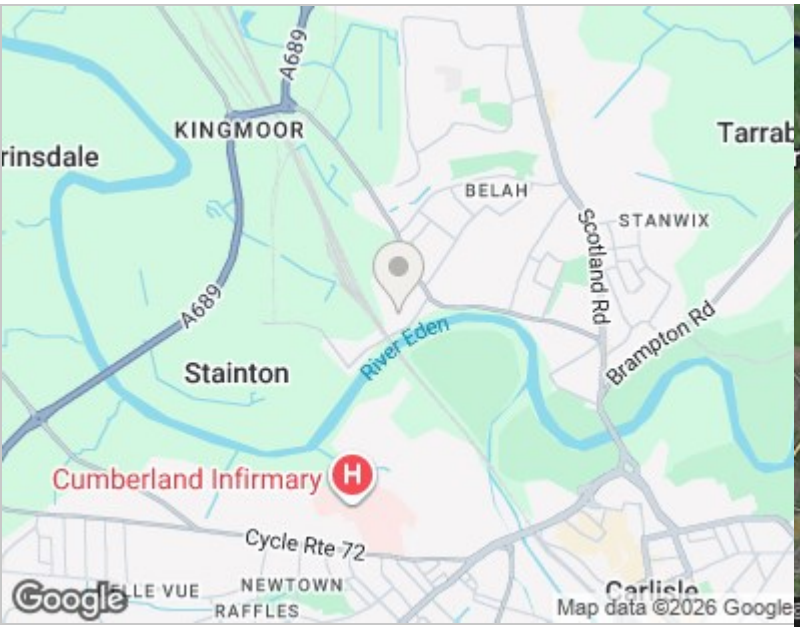




Viewing

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