



Hazel Dene

Carlisle, CA1 3JS

Guide Price £120,000



- No Onward Chain
- Modernisation and Upgrading Required
- Kitchen with Dining Area
- First Floor Shower Room
- Lawned Garden with Fruit Trees to the Front and Side
- End of Terrace House on a Corner Plot
- Spacious Living Room
- Two Double Bedrooms
- Gated Driveway, Detached Garage and Carport
- EPC - D

Hazel Dene

Carlisle, CA1 3JS

Guide Price £120,000



NO CHAIN - Offering an excellent opportunity for buyers looking to create a home to their own taste, this two-bedroom end-of-terrace house provides generously proportioned accommodation with plenty of scope for modernisation and improvement. The ground floor comprises a spacious living room and a kitchen with ample space for dining, while the first floor offers two well-sized double bedrooms and a shower room. Externally, the property occupies an attractive corner plot with lawned gardens extending to the front and side, complemented by established fruit trees. A gated driveway, detached garage and carport provide excellent off-road parking and valuable storage. Conveniently located within the popular Harraby area, just off Cumwhinton Road, the property would make an ideal purchase for first-time buyers, downsizers or investors seeking a home with excellent potential.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - A.

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:

PORCH

Entrance door from the side, internal door to the hallway, and double glazed windows to the side aspect.

HALLWAY

Internal doors to the living room and dining kitchen, stairs to the first floor landing with an under-stairs store, and a wall-mounted electric heater.

LIVING ROOM

Two double glazed windows to the front aspect, two radiators, and a gas fire.

DINING KITCHEN

Kitchen Area:

Fitted base and wall units with worksurfaces and tiled splashbacks above. Integrated electric oven, gas hob, extractor unit, space for a fridge freezer, under-counter gas boiler, one bowl stainless steel sink with draining board, double glazed window to the side aspect, double glazed window to the rear aspect, and an external stable-style door to the rear carport.

Dining Area:

Recessed lighting, and a radiator.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to two bedrooms and shower room, loft-access point, and an obscured double glazed window. We have been advised the loft includes a pull-down ladder.

BEDROOM ONE

Double glazed window to the side aspect, radiator, fitted wardrobe with double bi-folding doors, and an over-stairs cupboard with water tank internally.

BEDROOM TWO

Double glazed window to the front aspect, radiator, and an open-cupboard/store.

SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin, and a shower enclosure with mains shower. Part-tiled walls, radiator, extractor fan, and an obscured double glazed window.

EXTERNAL:

Front Garden & Side Garden:

To the front and side of the property is a lawned garden which includes a variety of mature fruit trees and planted borders. Additionally, a small paved seating area is located beside the porch.

Driveway & Carport/Patio:

To the rear of the property is a carport/patio area, benefitting both double gates to allow vehicular access, along with a separate pedestrian access gate. The gated driveway is located to the side of the property, in front of the garage, and allows off-street parking for two/three vehicles.

GARAGE

Manual up-and-over garage door, pedestrian access door, power sockets, lighting, plumbing for a washing machine, and an external cold-water tap.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - [///risen.cabin.raced](https://www.what3words.com/r/risen.cabin.raced)

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



Ground Floor Building 1



Floor 1 Building 1



HUNTERS®
HERE TO GET *you* THERE

Approximate total area⁽¹⁾

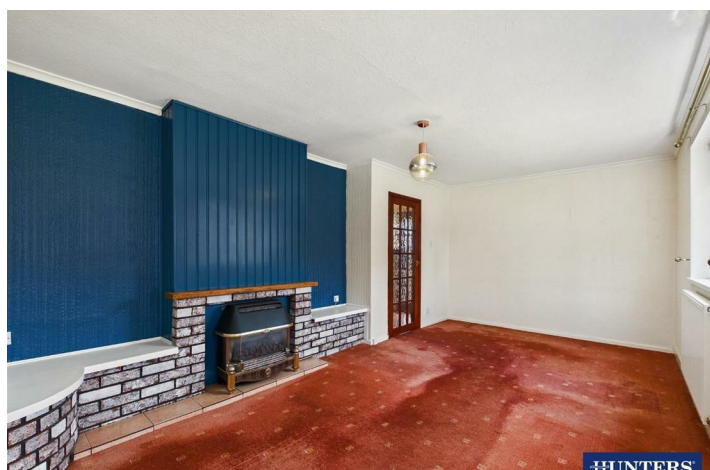
784 ft²

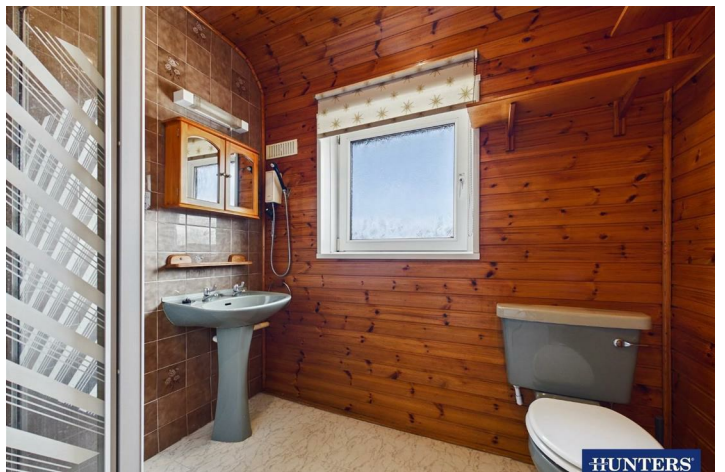
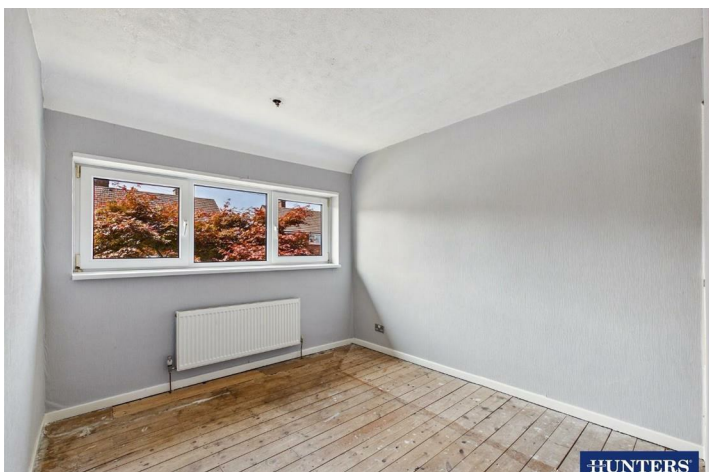
73 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

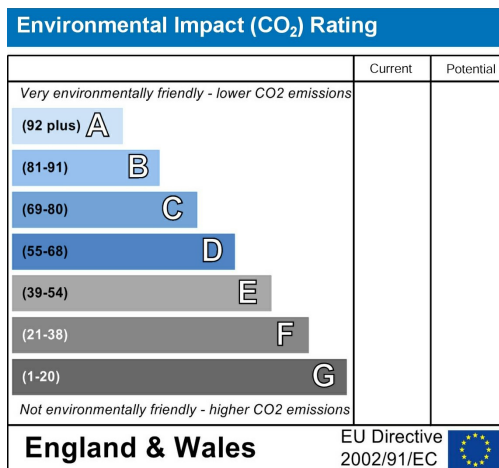
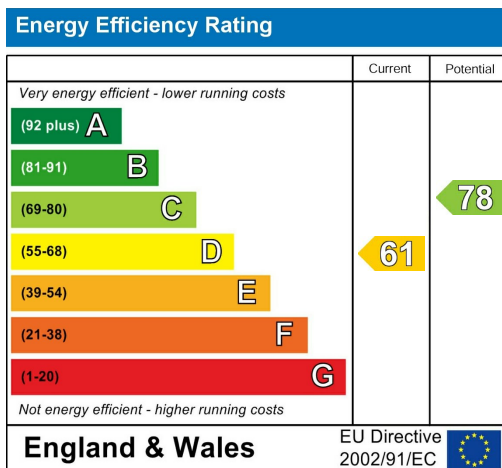






HUNTERS

Energy Efficiency Graph

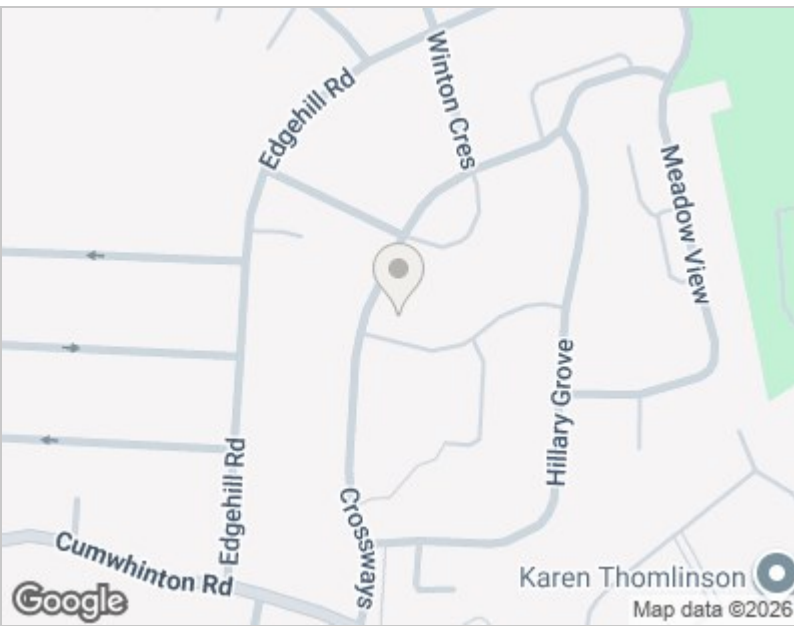


Viewing

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

Tel: 01228 584249

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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
<https://www.hunters.com>

