



## Sewell Place

Carlisle, CA2 4QR

Guide Price £90,000



- No Onward Chain
- Ideal for Developers and Investment Landlords
- Popular Residential Area in Currock
- Two Bedrooms and Bathroom
- On-Street Parking
- Property in Requirement of Renovation and Modernisation
- End-Terrace House with Corner Plot
- Living Room and Kitchen
- Generous Rear Garden
- EPC - D

# Sewell Place

Carlisle, CA2 4QR

Guide Price £90,000



**NO CHAIN** – This two-bedroom end-terrace house is situated within a popular residential area of Currock and offers a tremendous opportunity for a developer, investment landlord or first-time buyer keen to make a property their own. In need of modernisation, the property comprises a living room and kitchen to the ground floor, with a landing, two bedrooms and bathroom to the first floor. The rear garden is generous in size and includes a recently built timber shed. The property also benefits from gas central heating and double glazing already in place, with on-street parking available within Sewell Place. Viewing comes highly recommended. Contact Hunters today to arrange your viewing.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - A.

Currock is a popular and well-established residential area situated to the south of Carlisle, offering excellent access to the city centre and a wide range of everyday amenities, including local shops, supermarkets, takeaways, leisure facilities and regular public transport links. The area is well served by nearby primary, infant and secondary schools, making it a convenient choice for families, while Hammond's Pond is close by and provides an attractive green space with walking routes, play areas and leisure facilities. Carlisle city centre offers a further choice of shopping, restaurants, bars and cultural attractions, along with Carlisle Citadel Station, which sits on the West Coast Main Line and provides rail links to major destinations including Glasgow, Edinburgh, Manchester, Birmingham and London. For those travelling by road, Junction 42 of the M6 motorway, the A6, A69 and wider regional road network are all within convenient reach, with the area also set to enjoy excellent connectivity to the Southern City Bypass, expected to open in 2026.

## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the front, internal door to the living room, radiator, and stairs to the first floor landing.

### LIVING ROOM

Double glazed window to the front aspect, radiator, fireplace, and an internal folding door to the kitchen.

### KITCHEN

Double glazed window to the rear aspect, external door to the rear garden, wall-mounted gas boiler, and an under-stairs storage area.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor entrance hall, internal doors to two bedrooms and bathroom, loft-access point, and a double glazed window to the side aspect.

### BEDROOM ONE

Double glazed window to the front aspect, and a radiator.

### BEDROOM TWO

Double glazed window to the rear aspect, and a fitted cupboard.

### BATHROOM

Radiator, and an obscured double glazed window.

## EXTERNAL:

### Front Garden & Parking:

To the front of the property is a lawned garden, with parking available on-street within Sewell Place.

### Rear Garden:

To the rear of the property is a generous garden, which includes two areas of lawn with established borders and mature trees, a recently constructed timber shed, additional derelict timber shed, and an external cold-water tap. The neighbouring properties benefit from pedestrian access across the rear of the property.

## WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - [///jump.branch.valve](https://www.what3words.com/jump/branch.valve)

## 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

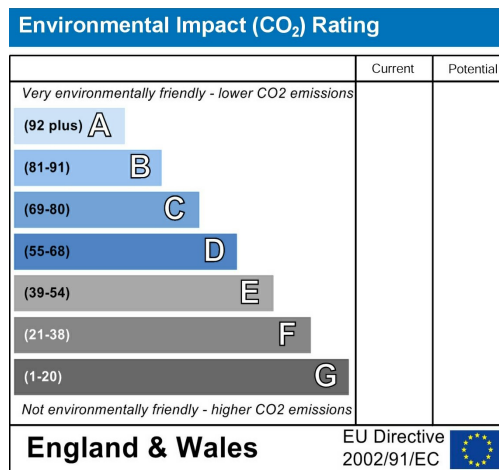
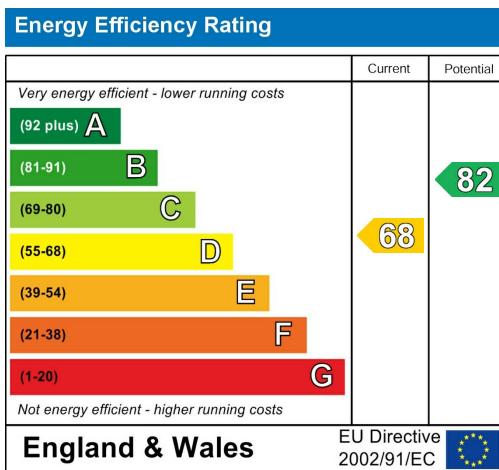






**HUNTERS**

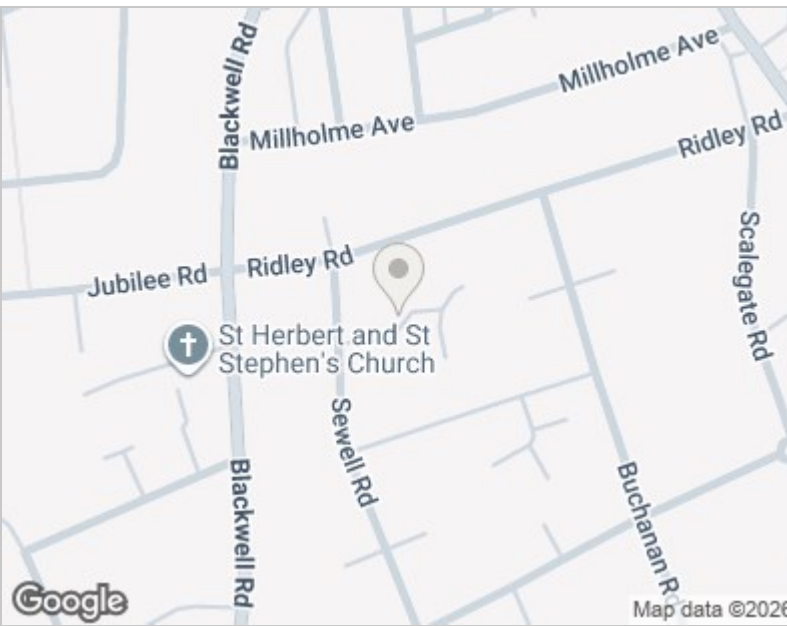
### Energy Efficiency Graph



### 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

Tel: 01228 584249



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](mailto:centralhub@hunters.com)  
<https://www.hunters.com>

