



Sycamore Drive

Longtown, Carlisle, CA6 5NZ

Guide Price £175,000



- Attractive Semi-Detached Bungalow
- Contemporary Fitted Kitchen
- Two Well-Proportioned Bedrooms
- Driveway Providing Ample Off Road Parking
- Double Glazing Throughout

- Situated within a Sought-After Residential Development in Longtown
- Well Presented Living/Dining Room with Patio Doors
- Modern Three-Piece Shower Room
- Enclosed Rear Garden with Patio Area
- EPC - D

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Conveniently situated within a sought-after residential development in the heart of Longtown, this attractive, well-maintained semi-detached bungalow is offered to the market in a turn key condition. The bright, welcoming entrance hallway makes a great first impression, setting the tone for this beautifully presented, stylish property. The heart of this home is the kitchen, flowing seamlessly through to a spacious living/dining room. The contemporary fitted kitchen comprises a range of wall, base and drawer units, with worksurfaces and upstands above, as well as integrated electric oven, hob and extractor unit above. There is ample space for all of your appliances such as free-standing fridge-freezer and washing machine, making it a practical space for everyday use. The living/dining room blends comfort and style, providing an ideal space for the whole family to relax, dine and entertain, with double patio doors providing easy access to the rear garden. The property benefits from a modern three-piece shower room comprising a WC, pedestal basin and enclosed shower with overhead mains supply. Two well-proportioned bedrooms complete the accommodation, making this home an ideal purchase for individuals, couples and families alike. The property is equally as impressive externally, with a rear garden comprising of a grassed lawn and patio area, creating a private space for al-fresco dining and children's play. The property is further enhanced by a generous block-paved driveway to the front, proving ample off road parking. If you are looking for a property that is ready to move into, in a convenient location, contact Hunters to arrange your private viewing today.

Utilities, Services & Ratings:

Electric Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - B

Longtown is a thriving town located to the North of Carlisle, on the historic A7 which connects from the English border through to Scotland's capital city, Edinburgh. For the every-day essentials, the town boasts a wide range of amenities including independent shops, convenience stores, garage, take-away restaurants and pharmacy. Additionally, Longtown also benefits from a doctors surgery, Longtown Primary School, village hall and Arthuret Church. For those looking to commute, heading South on the A7 provides direct access back to the Border City of Carlisle, which includes access onto the M6 J44, the A595 and the A69 whereas heading North over the border, the town of Gretna allows access to the A74(M) and A75. For those requiring rail connections, Carlisle Citadel Station is on the West Coast mainline, providing fast and frequent services South to London in around 3hours 23minutes and North to Edinburgh in 1hour 16minutes.

ENTRANCE HALLWAY

Entrance door from the front, internal doors to living/dining room, kitchen, shower room, two bedrooms and built-in storage cupboard, and an electric heater. Access to loft via hatch.

LIVING/DINING ROOM

Double glazed window to rear aspect, double glazed patio doors to rear garden, internal door to entrance hallway and access to kitchen, and two electric heaters.

KITCHEN

Fitted kitchen comprising a range of wall, base and drawer units, with worksurfaces and upstands above, plinth heater, integrated electric oven, electric hob with extractor unit above. Space for appliances such as washing machine and free-standing fridge-freezer. Sink with built-in drainer and mixer tap. Internal doors to entrance hallway and access to living/dining room, and a double glazed window to side aspect.

SHOWER ROOM

Three-piece suite comprising a WC, pedestal basin, and enclosed shower with overhead mains supply, part tiled walls, extractor, and a towel radiator.

BEDROOM ONE

Double glazed window to front aspect, and an electric heater.

BEDROOM TWO

Double glazed window to front aspect, and an electric heater.

EXTERNAL:

To the front of the property, there is a block-paved driveway providing ample off road parking.

To the rear, there is a garden comprising grassed lawn & paved patio area, with boundaries consisting of fencing to sides and

trees to rear.

Paved pathway with chilled borders to the side of property, connecting rear garden and driveway via gated access.

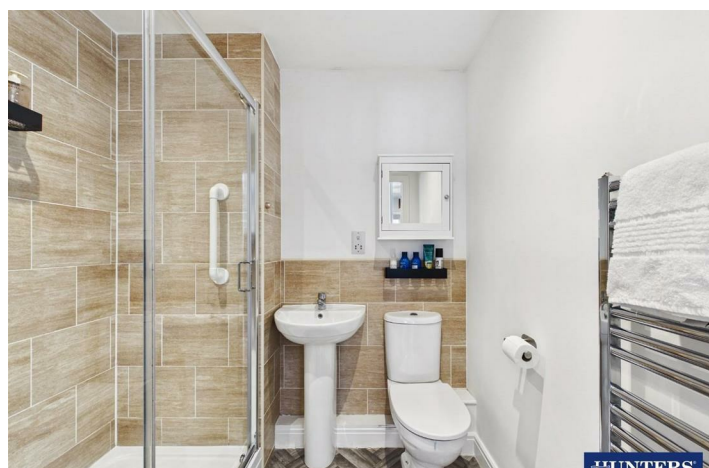
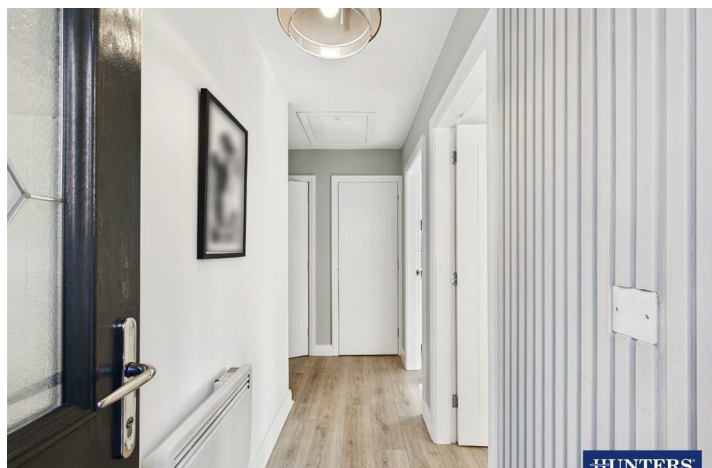
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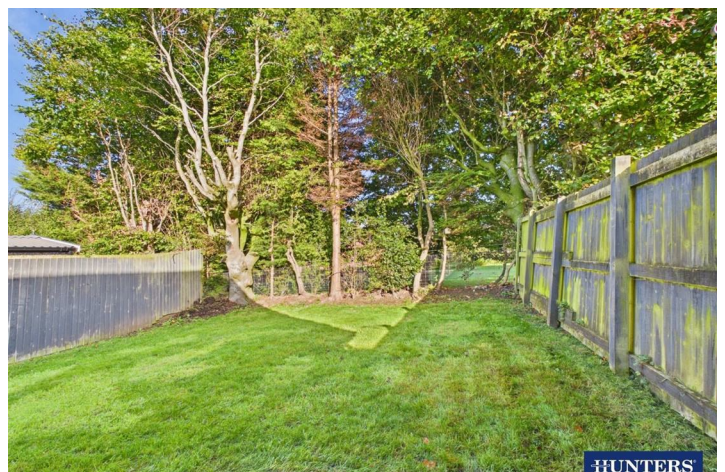
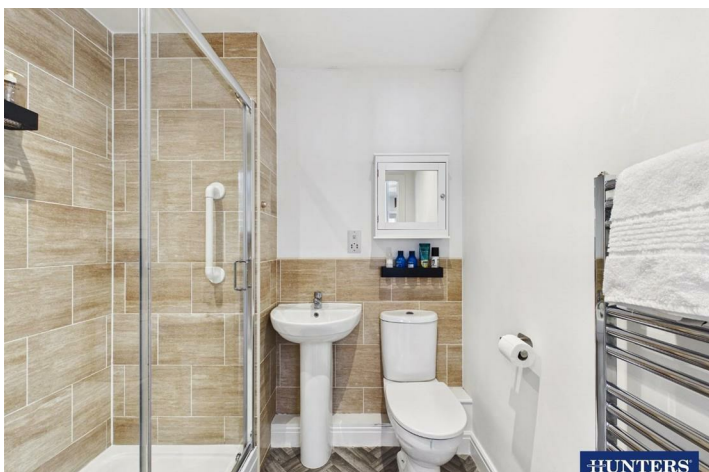
For the location of this property, please visit the [What3Words App](https://www.what3words.com/) and enter - [///kingdom.voices.dries](https://kingdom.voices.dries)

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.

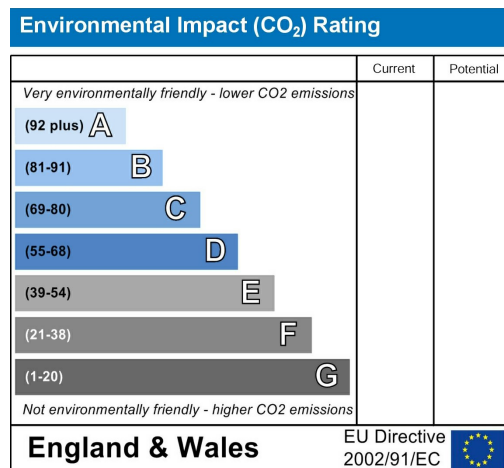
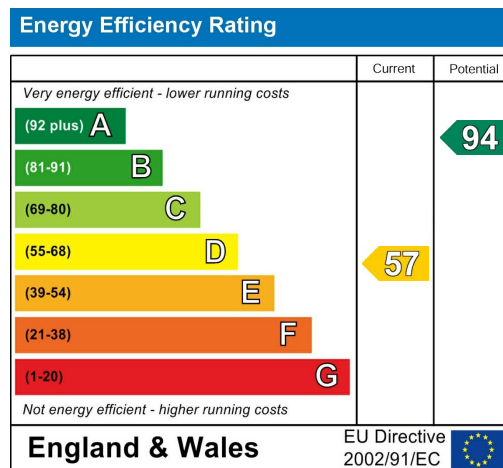
Floorplan







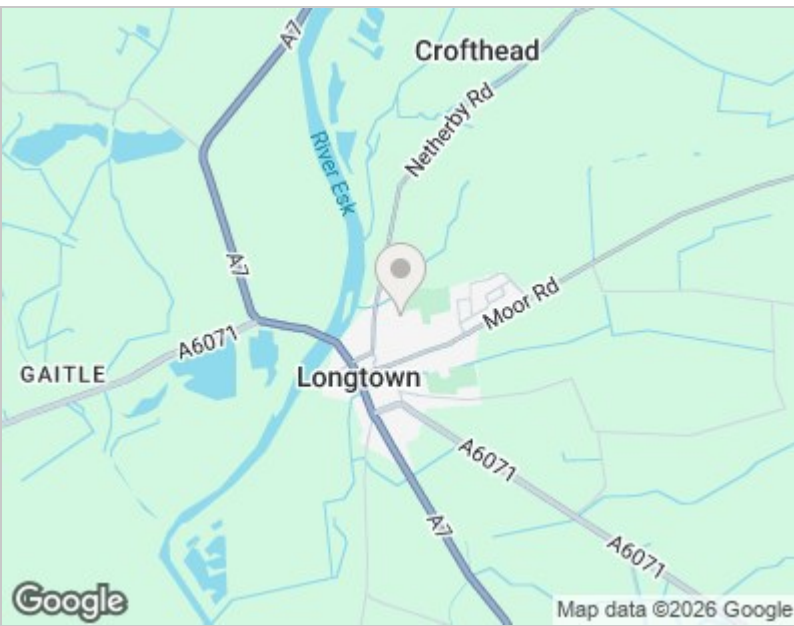
Energy Efficiency Graph



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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