



## The Garth

Crosby-On-Eden, Carlisle, CA6 4QS

Guide Price £230,000



- Attractive Brick Semi-Detached House
- Spacious Living Room with Bow-Window and Wood-Burning Stove
- Bright Conservatory with Patio Doors to the Rear Garden
- Three Well-Proportioned Bedrooms plus Family Shower Room
- Dedicated Parking Available within The Garth
- Beautifully Presented Throughout and Move-In Ready
- Fitted Kitchen with Integrated Appliances and Dining Area
- Practical Utility Room with Adjoining WC/Cloakroom
- Nicely Maintained and Private Rear Garden with Patio, Decking and Lawn
- EPC - D

# The Garth

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This attractive three-bedroom brick-built semi-detached house with conservatory is beautifully presented throughout and offers a superb opportunity to purchase a well-appointed property within the highly sought-after village of Crosby-on-Eden. Designed with comfortable and practical living in mind, the accommodation flows well throughout, beginning with a spacious living room featuring a charming bow-window and a wood-burning stove, creating a cosy yet stylish focal point. From here, a generous opening leads into the fitted dining kitchen, which offers integrated appliances, excellent storage including a useful walk-in cupboard, and plenty of space for family dining. To the rear, the bright conservatory adds a versatile second sitting area and enjoys direct access to the private garden, where patio, decking and lawned areas provide an ideal setting for outdoor dining, entertaining or simply relaxing. The home also benefits from a practical utility room with adjoining WC/cloakroom, three well-proportioned bedrooms and a modern family shower room. With dedicated parking available within The Garth and offered to the market with no onward chain, this is a delightful home combining charm, practicality and village living in an ever-popular location.

#### Utilities, Services & Ratings:

Oil-Fired Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - B.

Crosby-on-Eden is a picturesque and sought-after village located to the east of Carlisle, offering an attractive semi-rural setting while remaining within easy reach of the city and surrounding countryside. The village has a peaceful community feel and is well placed for access to a range of local amenities, with nearby Warwick Bridge, Brampton and Carlisle providing shops, schools, supermarkets, leisure facilities, healthcare services and everyday conveniences. The area is particularly appealing for those who enjoy outdoor space and countryside surroundings, with scenic walks, open fields and the River Eden close by. For commuters, Crosby-on-Eden benefits from excellent road links, with convenient access to the A689, A69 and M6, providing routes towards Carlisle, Newcastle, Scotland and the Lake District. Carlisle city centre and Carlisle Railway Station offer further amenities and mainline rail services, making Crosby-on-Eden an ideal location for those seeking village living with strong transport connections and easy access to the wider region.

## GROUND FLOOR:

### HALLWAY

Entrance door from the front, internal door to the living room, radiator, double glazed window to the side aspect, and stairs to the first floor landing with an under-stairs storage area.

### LIVING ROOM

Double glazed bow window to the front aspect, radiator, chimney breast with inset wood-burning stove, and an opening to the dining kitchen.

### DINING KITCHEN

Kitchen Area:

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated eye-level electric double oven with grill, electric hob, extractor unit, integrated fridge freezer, integrated dishwasher, one and a half bowl stainless steel sink with mixer tap, under-counter lighting, and an internal double glazed window to the utility room.

Dining Area:

Double glazed patio doors to the conservatory, internal double glazed window to the conservatory, radiator, and an under-stairs cupboard with obscured double glazed window internally.

### CONSERVATORY

Double glazed windows to the rear aspect, double glazed patio doors to the rear garden, and an internal door to the utility room.

### UTILITY ROOM

Fitted worksurface, space with plumbing for a washing machine, space for a tumble dryer, internal door to the WC/cloakroom, double glazed window to the rear aspect, and a cupboard which includes the oil-fired boiler internally.

### WC/CLOAKROOM

WC, wall-mounted wash hand basin, tiled splashback, and tiled flooring.

## FIRST FLOOR:

### LANDING

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

### BEDROOM ONE

Two double glazed windows to the front aspect, radiator, and a built-in wardrobe with double doors.

### BEDROOM TWO

Double glazed window to the rear aspect, radiator, built-in wardrobe with double doors, and a built-in cupboard with water tank internally.

### BEDROOM THREE

Double glazed window to the front aspect, radiator, and an over-stairs cupboard.

## SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin, and a shower enclosure benefitting a mains shower with rainfall shower head and hand attachment. Fully-tiled walls, recessed lighting, extractor fan, and an obscured double glazed window.

## EXTERNAL:

Front Garden & Parking:

To the front of the property is an enclosed and low-maintenance shillied garden area, which extends to the side of the property with an access gate to the rear garden. Parking for two vehicles is available to the front, on an informal arrangement with the neighbouring properties.

Rear Garden:

To the rear of the property is an enclosed and private garden, offering a lawned area with mature hedging, paved seating area, generous timber deck, and an area of shillies. Additionally, the rear garden includes an outbuilding with power internally, external cold-water tap and the oil tank.

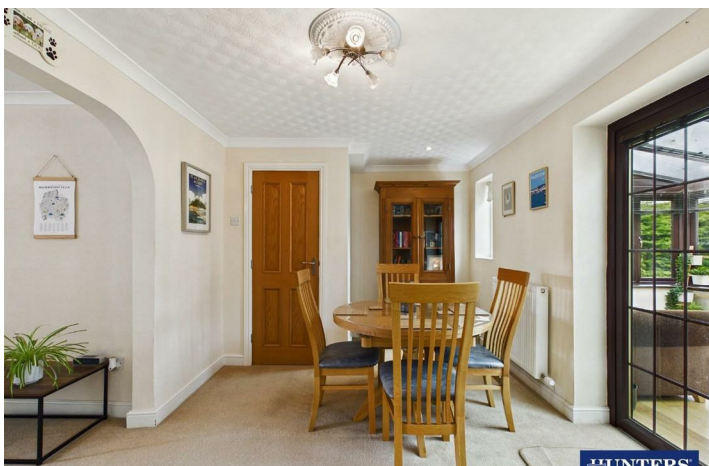
## WHAT3WORDS:

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

## 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.

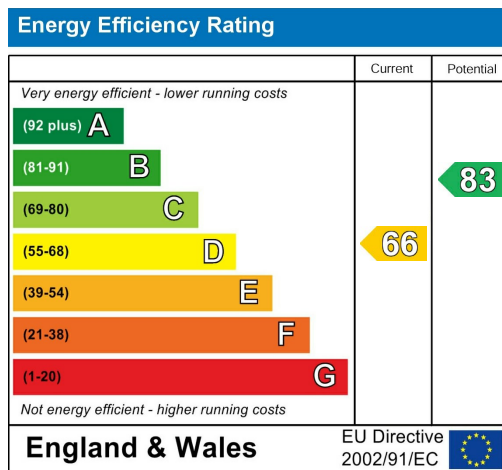
# Floorplan







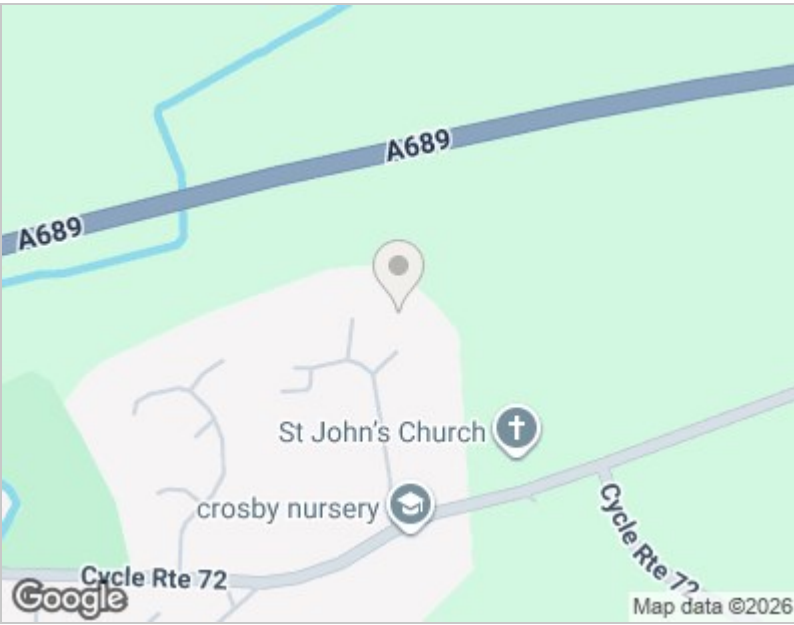
## Energy Efficiency Graph



## 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



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