

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## St. Michaels Drive

Longtown, Carlisle, CA6 5FB

Guide Price £169,950



- Modern Semi-Detached Home
- Large & Beautifully Appointed Rear Garden
- Living Room with Patio Doors to the Rear Garden
- First Floor Bathroom & Downstairs WC/Cloakroom
- Popular Residential Development to the Outskirts of Longtown

- Immaculately Presented & Move-In Ready
- Contemporary Dining Kitchen with Front-Aspect Window
- Three Bedrooms
- Off-Street Parking for Two Vehicles
- EPC - C

Tel: 01228 584249

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Immaculately presented throughout and boasting a large, beautifully appointed rear garden, this modern three-bedroom semi-detached home is peacefully located on the outskirts of Longtown and will be a popular choice for families, first-time buyers, and downsizers alike. Constructed by Gleeson Homes, the Tyrone-style property features a modern dining kitchen, a spacious living room with patio doors opening out to the rear garden, three bedrooms, a family bathroom, and a downstairs WC/cloakroom. Stepping outside, the rear garden has been thoughtfully landscaped, offering a variety of fruit trees and mature planting, along with a lovely gravelled seating area – a perfect space for outdoor entertaining and relaxation. For added convenience, there is off-street parking to the front and side of the property. With numerous upgrades beyond the standard new-build specification, this is a home not to be missed – contact Hunters today to arrange your viewing.

The accommodation, which has dual-zone gas central heating and double glazing throughout, briefly comprises an entrance hall, dining kitchen, living room and WC/cloakroom to the ground floor with a landing three bedrooms and bathroom to the first floor. Externally there is off-street parking and gardens to the front and rear. EPC - C 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.

## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the front, internal door to the dining kitchen, stairs to the first floor landing, and a radiator.

### DINING KITCHEN

16'2" x 10'2" (4.93m x 3.10m)

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, gas hob, extractor unit, space and plumbing for a washing machine, space for a fridge freezer, one bowl stainless steel sink with mixer tap, wall-mounted and enclosed gas boiler, radiator, under-stairs cupboard, internal doors to the living room and WC/cloakroom, double glazed window to the front aspect and a double glazed window to the side aspect. Measurements to the maximum points.

### LIVING ROOM

13'6" x 10'9" (4.11m x 3.28m)

Radiator, double glazed patio doors to the rear garden and a double glazed window to the rear aspect.

### WC/CLOAKROOM

5'6" x 3'0" (1.68m x 0.91m)

Two piece suite comprising a WC and wall-mounted wash hand basin. Tiled splashback, radiator and an extractor fan.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor entrance hall, internal doors to three bedrooms and bathroom, loft-access point and a radiator.

### BEDROOM ONE

13'6" x 8'2" (4.11m x 2.49m)

Two double glazed windows to the front aspect and a radiator.

### BEDROOM TWO

12'5" x 7'0" (3.78m x 2.13m)

Double glazed window to the rear aspect and a radiator.

### BEDROOM THREE

9'1" x 6'2" (2.77m x 1.88m)

Double glazed window to the rear aspect and a radiator.

### BATHROOM

7'0" x 5'11" (2.13m x 1.80m)

Three piece suite comprising a WC, pedestal wash basin and bath with mains shower over. Part-tiled walls, chrome towel radiator and an obscured double glazed window.

## EXTERNAL:

### Front Garden & Driveway:

To the front of the property is a lawned garden, with a gravelled driveway extending from the front to the side of the property. The driveway allows off-street parking for two vehicles and includes double gates to the rear garden. Further to the front elevation is an external cold water tap and external lighting.

### Rear Garden:

To the rear of the property is a large garden, beautifully appointed and including a large lawn with a variety of fruit trees and mature trees, along with a gravelled seating area and a generous timber garden shed. Further to the rear garden is an external electricity socket and external lighting.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - chips.grew.inert

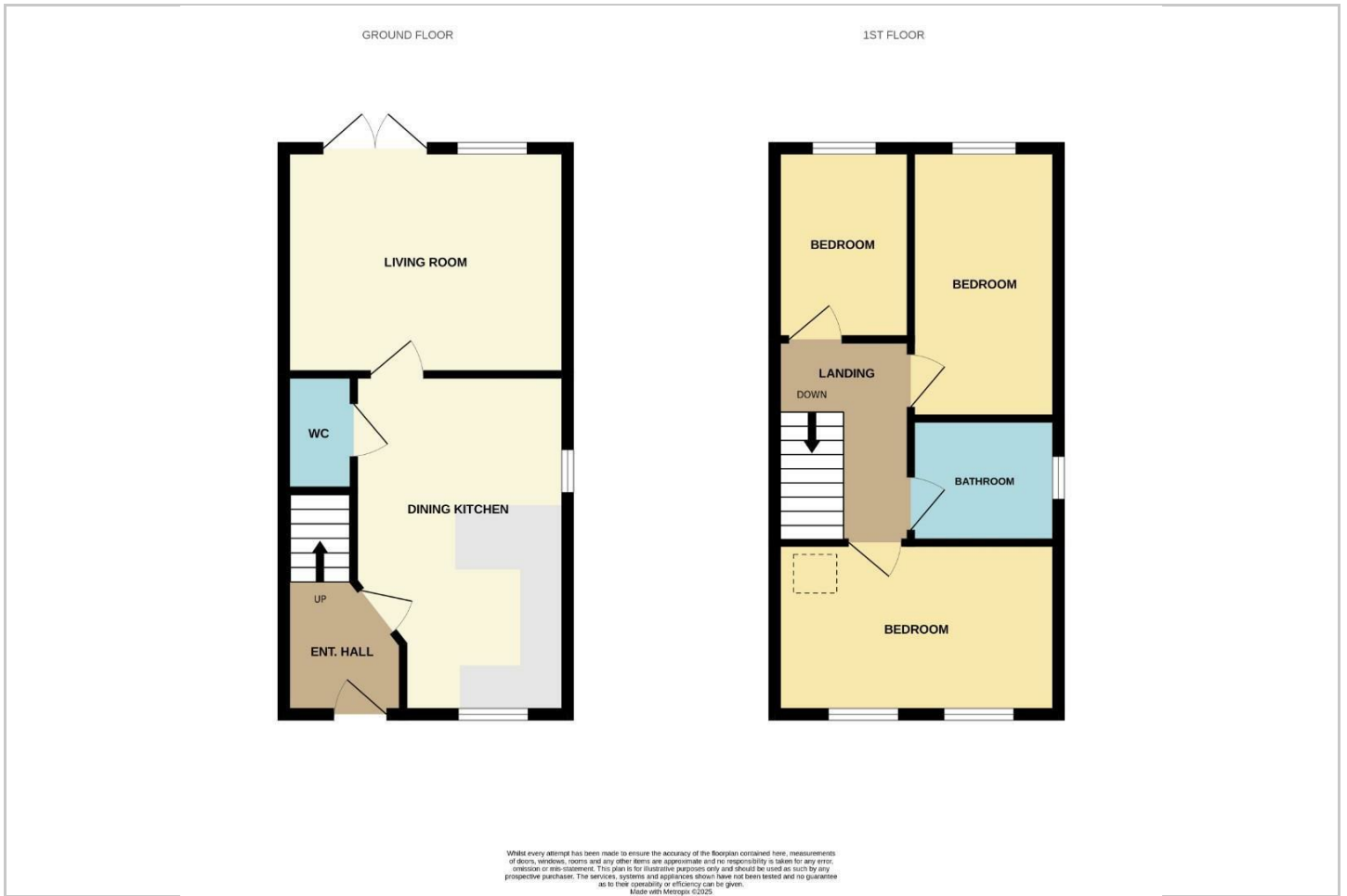
## AML DISCLOSURE

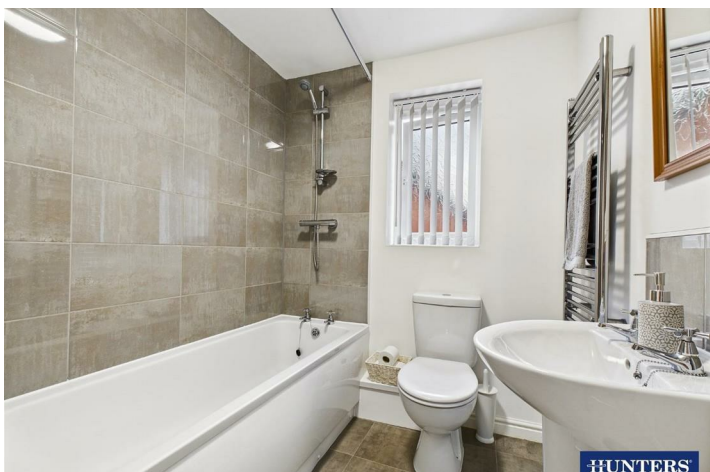
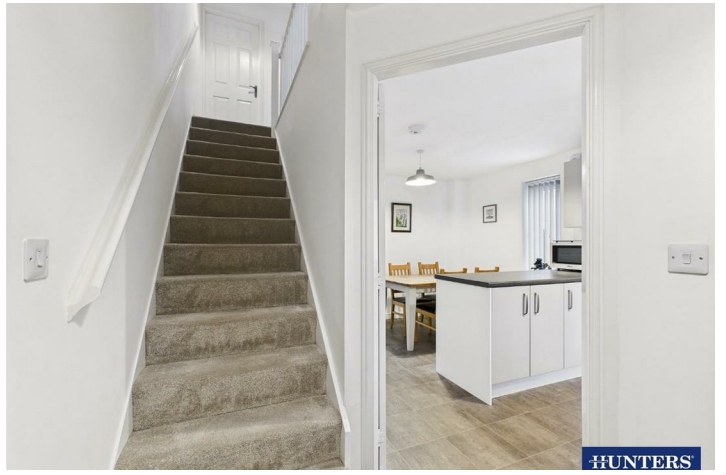
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

## PLEASE NOTE

There is a service charge for the upkeep of the development - costing to be confirmed.

# Floorplan

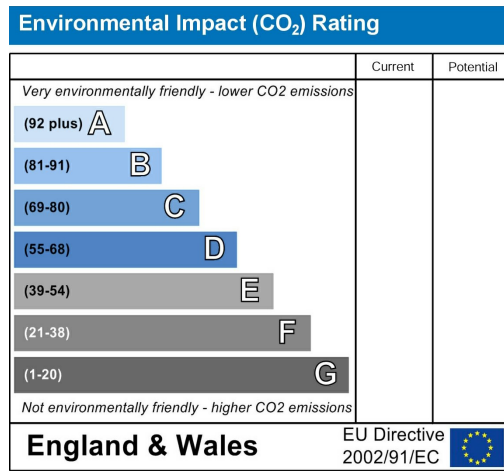
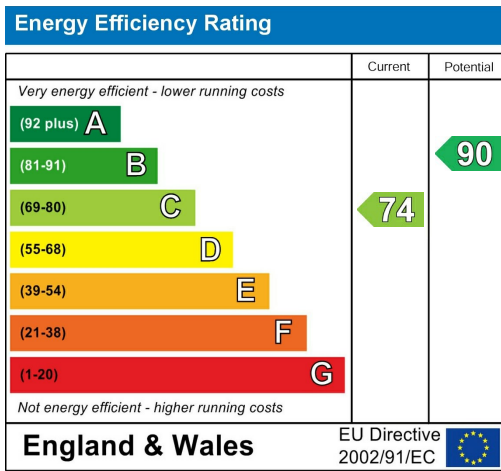






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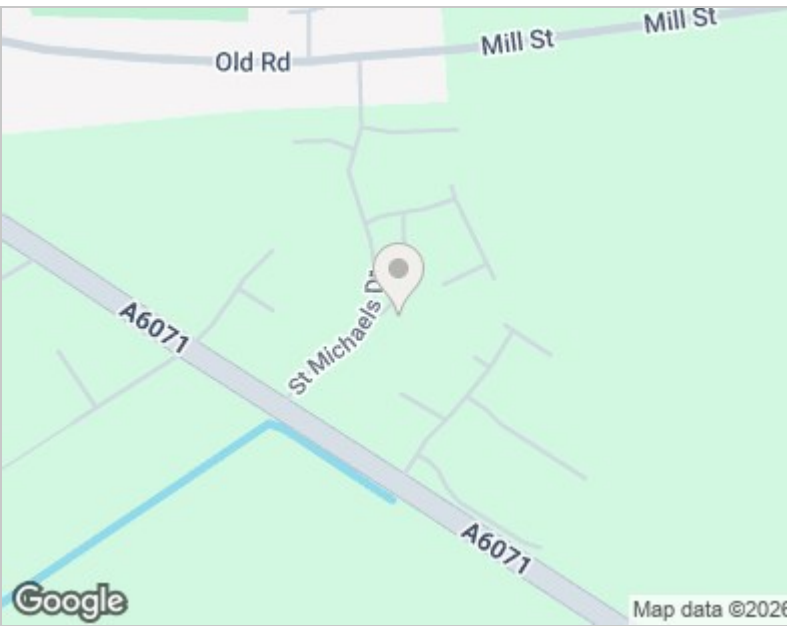
### Energy Efficiency Graph



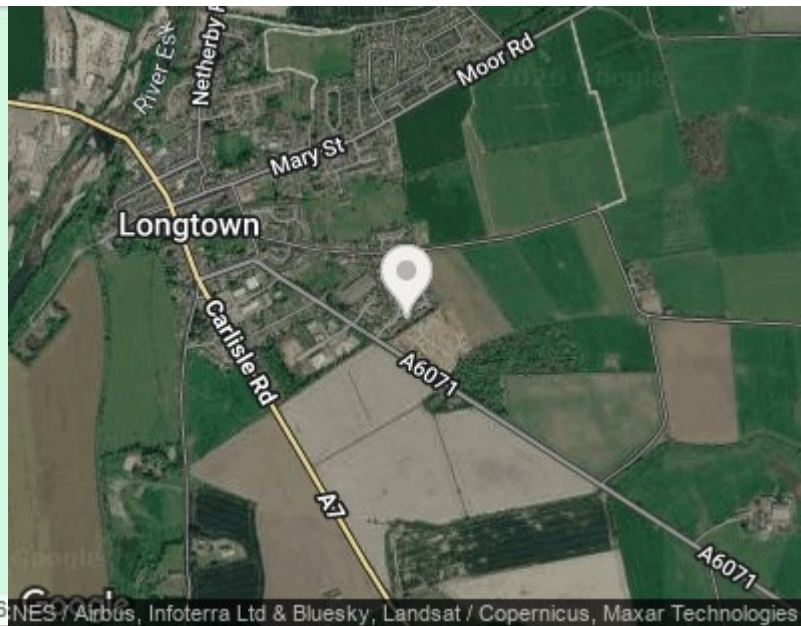
### Viewing

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.

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

