



5 Graham Street, Longtown, CA6 5NR

Guide Price £115,000

C&Rural

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- Three bedroom end terraced house
- Two reception rooms
- Spacious living room with electric fire
- Excellent investment opportunity
- Oil central heating
- Private rear garden
- Ideal for first time buyers
- No onward chain
- Quiet part of Longtown close to amenities

Three bedroom terraced property with off-street parking, oil central heating and private garden situated near the centre of Longtown.

Council Tax band: A

Tenure: Freehold

EPC Rating: E



5 Graham Street is a well-presented three bedroom end terraced house situated in a quiet area of Longtown. The property features a private garden to the rear and would make for an excellent investment opportunity or purchase for first time buyers.

The Accommodation

The front door welcomes a long entrance hall with large storage cupboard located under the stairs. The living room is generous in size, with front elevated window and open/plan aspect into the dining room. There is an electric fire fitted in the living room however we understand the chimney is still present and a woodburning stove could be installed if desired. From the dining room there is a door into the kitchen and stairs leading to the first floor. The kitchen is fitted with a range of solid floor and wall units incorporating a composite drainer sink and electric oven and hob. The kitchen and dining area floors are tiles and there is a back door to the rear courtyard and access to the garden.

Upstairs there are three good sized double bedrooms, two located at the front and one at the back of the house. The family bathroom has tiled walls and features a three piece suite including a bath with electric shower over, WC, hand wash basin and towel rail. Externally there is a small forecourt at the front with gated access and railings. There is an alley at the side of the property which provides access to the rear where you can park your car in front of the garden. There are two brick outbuildings with one housing the oil tank. There is a private garden at the rear which is fenced.



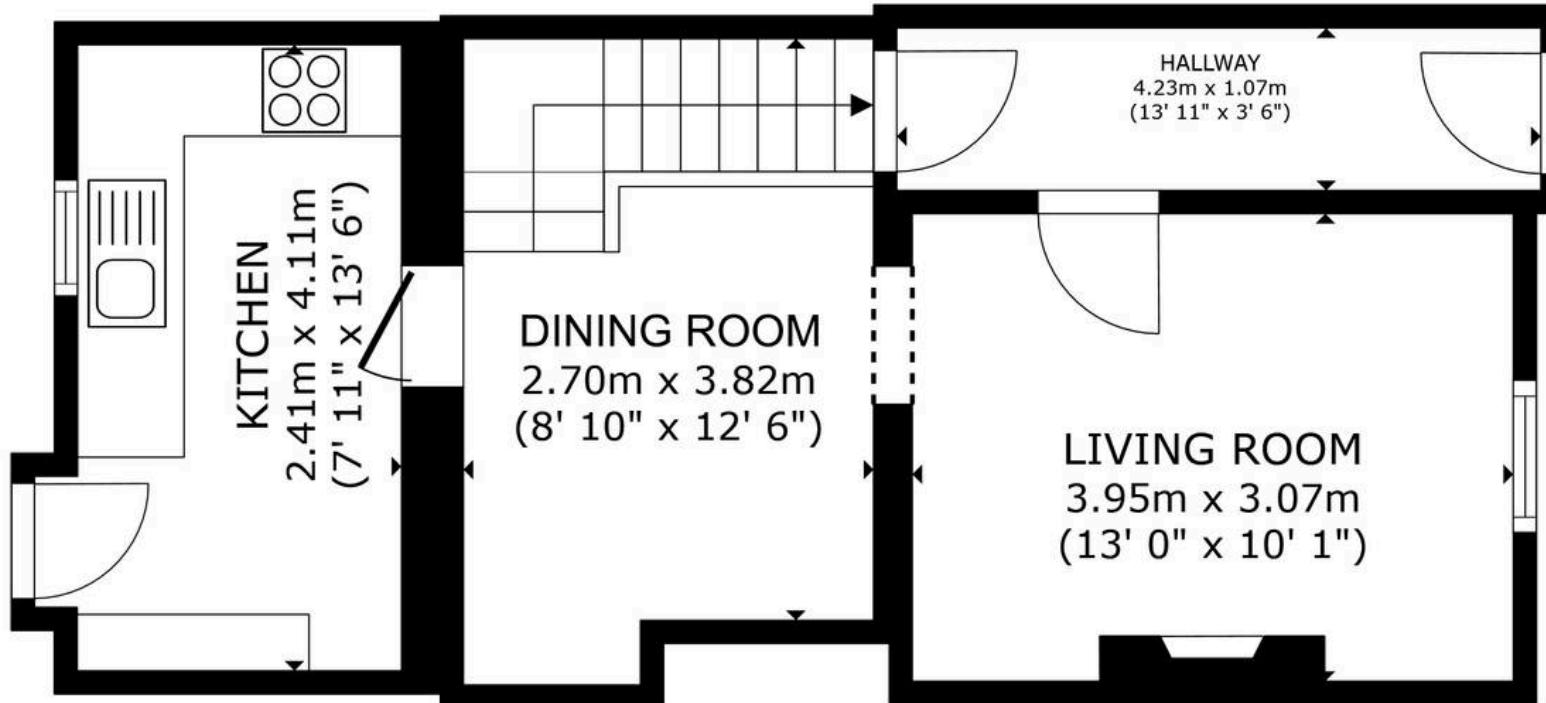
Location Summary

The property is located on Graham Street, close to the centre of Longtown, with a good array of local amenities, including a primary school, doctors' surgery, pharmacy and various shops. Carlisle, around 7 miles away, offers more amenities and employment opportunities. Secondary schools are accessible in the surrounding areas, with bus routes facilitating transportation. Accessibility to Longtown is excellent, with the town conveniently situated near the A7 road, which connects to major cities like Carlisle and Edinburgh. The nearby Carlisle railway station provides further transportation options, connecting Longtown to various destinations across the country.



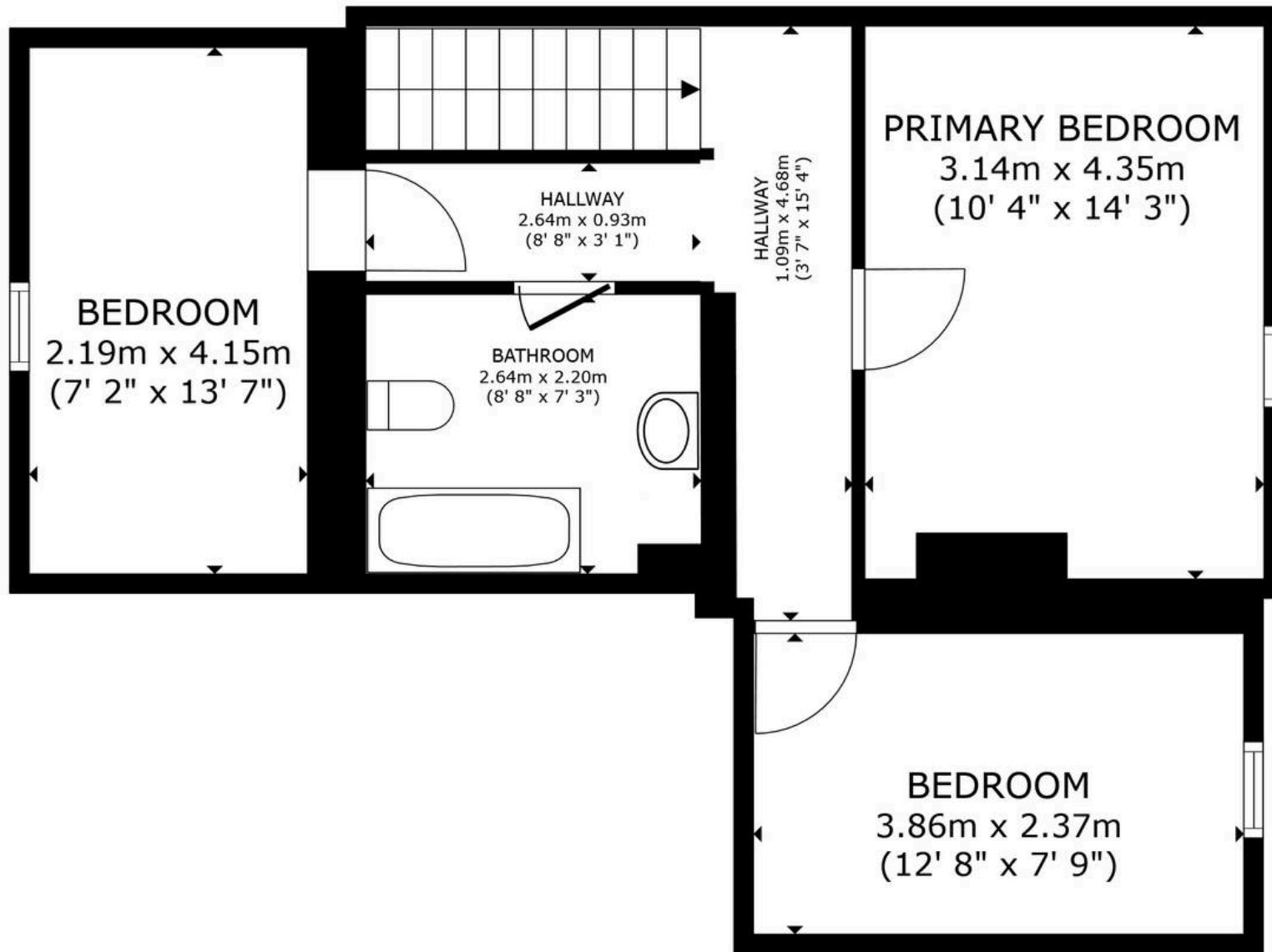






FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 39.6 m² (426 sq.ft.) FLOOR 2 52.4 m² (564 sq.ft.)
TOTAL : 91.9 m² (990 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 39.6 m² (426 sq.ft.) FLOOR 2 52.4 m² (564 sq.ft.)
TOTAL : 91.9 m² (990 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: E

Services: The property is served by mains water, mains electricity, mains drainage and oil fired central heating.

Broadband: We understand that broadband is available at the property and the mobile signal is good.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

Offers: Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

Local Authority: Cumberland Council, Civic Centre, Rickergate, Carlisle CA3 8QG. Tel: 01228 817200. The house is in Council Tax Band A.

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on @cdrural.

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.