HUNTERS®

HERE TO GET *you* THERE



Esk Street

Longtown, Carlisle, CA6 5PU

Guide Price £170,000

3 1 2 D

- No Onward Chain
- Two-Storey Outbuilding/Garage, Ideal for a Variety of Uses or Conversion
- Modern Kitchen with Rear Yard Access
- Enclosed Rear Yard with Two Coal-Stores
- Ideally Positioned within Longtown and Suitable for a Variety of Buyers
- Beautifully Presented Mid-Terrace House, Ready to Move Straight Into
- Spacious Dual-Aspect Living and Dining Room with Wood-Burning Stove
- Three Double Bedrooms plus Modern Four-Piece Family Bathroom
- Limited Off-Street Parking plus Ample On-Street Parking
- EPC - D

Tel: 01228 584249

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Deceptively spacious, beautifully presented and boasting a substantial two-storey outbuilding/garage rarely found with a property of this style, this impressive three-bedroom mid-terrace home offers far more than first meets the eye. Conveniently situated within the centre of Longtown and offered to the market with no onward chain, the property provides an exciting opportunity to move straight into a comfortable, well-maintained home, with the freedom to add your own personality and finishing touches over time. The surprisingly generous accommodation includes a bright, dual-aspect living and dining room with a charming wood-burning stove, an upgraded contemporary kitchen, three double bedrooms and a modern four-piece family bathroom. However, what truly sets this property apart is the substantial two-storey outbuilding/garage to the rear, a fantastic and incredibly versatile addition offering exceptional storage, workshop space or exciting potential for alternative uses or conversion, subject to the necessary permissions. A large enclosed rear yard with two traditional coal stores, limited off-street parking and ample on-street parking further enhance the appeal. Combining the convenience of a move-in-ready home with generous proportions and a rather unique opportunity to make more of the additional space, this is a property that genuinely must be viewed to be appreciated. Contact Hunters today to arrange your viewing.

Utilities, Services & Ratings:
Oil-Fired Central 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.

GROUND FLOOR:

VESTIBULE
Entrance door from the front, internal door to the hallway, and feature tiled flooring.

HALLWAY
Internal doors to the dining room and kitchen, and stairs to the first floor landing with under-stairs cupboard. The under-stairs cupboard including a freestanding oil-boiler, lighting, and an obscured double glazed window internally.

DINING ROOM
Double glazed window to the rear aspect, radiator, and an opening to the living room.

LIVING ROOM
Double glazed window to the front aspect, radiator, fireplace with inset wood-burning stove, and a recessed alcove cupboard with double doors.

KITCHEN
Contemporary fitted kitchen comprising a range of base and wall units with matching worksurfaces and splashbacks above. Integrated electric oven, electric hob, extractor unit, space with plumbing for a washing machine, one bowl stainless steel sink with mixer tap and draining board, recessed lighting, radiator, external door to the rear yard, and a double glazed window to the rear aspect.

FIRST FLOOR:

LANDING
Stairs up from the ground floor hallway, internal doors to three bedrooms and family bathroom, loft-access point, radiator, and a double glazed window to the rear aspect.

BEDROOM ONE
Double glazed window to the front aspect, radiator, and three fitted wardrobes with double sliding doors.

BEDROOM TWO
Double glazed window to the front aspect, radiator, and a fitted wardrobe with double sliding doors.

BEDROOM THREE
Double glazed window to the rear aspect, and a radiator.

FAMILY BATHROOM
Four piece suite comprising a WC, pedestal wash basin, bathtub, and a shower enclosure with electric shower unit. Boarded-splashbacks, radiator, recessed lighting, extractor fan, and an obscured double glazed window.

EXTERNAL:
Rear Yard:
To the rear of the property is a large enclosed yard, predominantly laid to cobblestones and including gravelled borders, floral borders, and a small paved seating area. Additionally, the rear yard includes vehicular access from the side lane, allowing limited off-street parking, along with access into the outbuilding/garage. The oil-tank is positioned within the rear yard.
Parking:
Ample on-street parking to the front of the property.
Two Coal Stores:
One store is located within the outbuilding/garage with an external accessible door. The second coal store is positioned within a line of three stores, being the middle one. The neighbouring properties own the other two stores.

OUTBUILDING/GARAGE
Substantial outbuilding/garage, suitable for a variety of uses or conversion, subject to the necessary permissions. To the ground floor is a garage area which benefits double doors from the yard, along with steps to the first floor and an opening to the additional ground-floor room. To the first floor is a large open space with fireplace and two large windows overlooking the rear yard. Lighting and power connected.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - ///hangs.eyepieces.amps

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.

AGENTS NOTE:
The property includes an area of flying freehold - please contact the office for further information. The neighbouring properties have a pedestrian right of access across the rear yard.

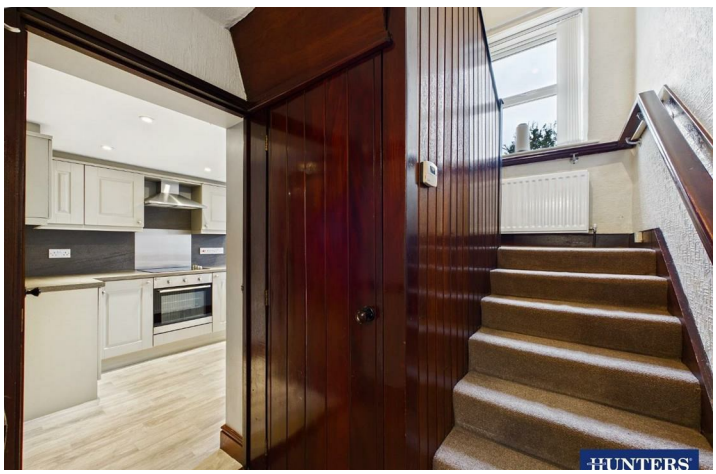
Floorplan


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Dining Room
9'11" x 11'3"
3.03 x 3.44 m
Kitchen
7'10" x 10'0"
2.39 x 3.07 m
Hallway
3'1" x 15'3"
0.96 x 4.67 m
Vestibule
3'0" x 4'2"
0.92 x 1.27 m
Living Room
10'10" x 14'9"
3.31 x 4.51 m
Ground Floor Building 1
Bathroom
7'7" x 10'0"
2.32 x 3.06 m
Bedroom Three
8'11" x 10'0"
2.73 x 3.06 m
Landing
Bedroom Two
9'10" x 15'4"
3.02 x 4.68 m
Bedroom One
14'10" x 15'8"
4.54 x 4.78 m
Floor 1 Building 1
Approximate total area(1)
1011 ft²
93.8 m²
Reduced headroom
43 ft²
4 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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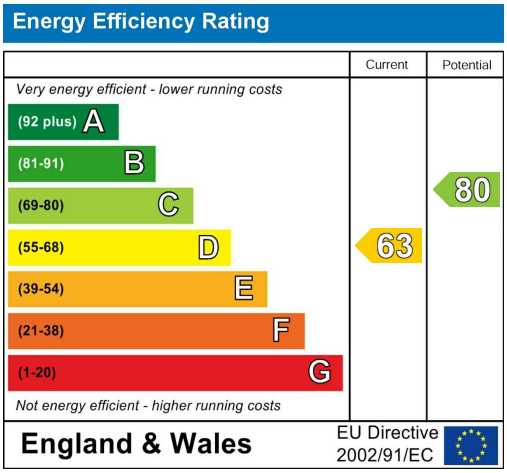


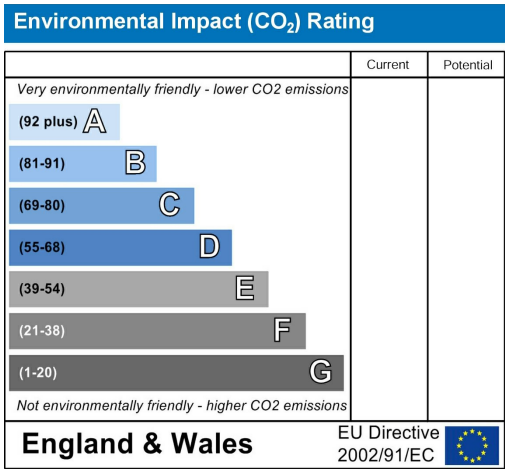






Energy Efficiency Graph

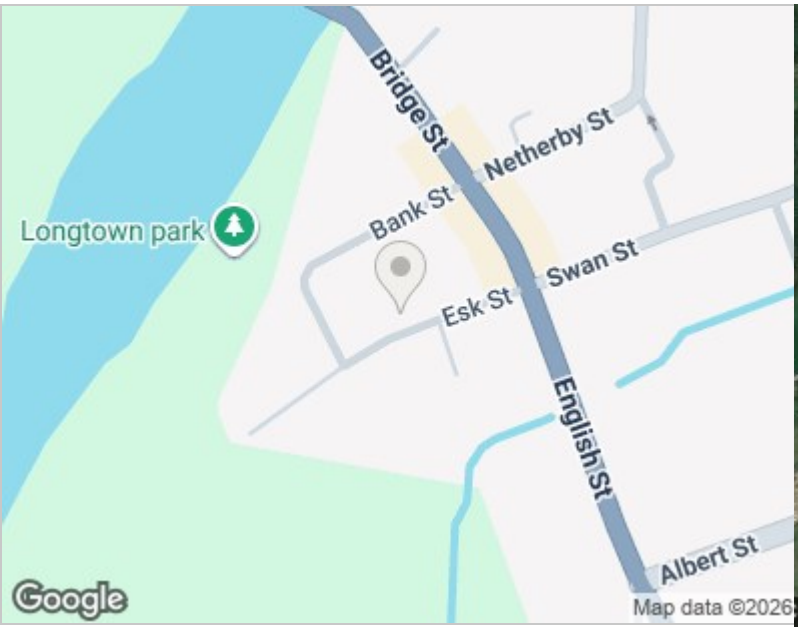




Viewing

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





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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
https://www.hunters.com

The Property Ombudsman