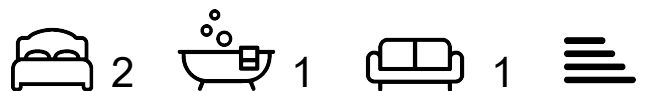




Dukeswood Road

Longtown, Carlisle, CA6 5UJ

Guide Price £160,000



- Semi-Detached House on a Corner Plot
- Large Kitchen with Dining Area
- Stunning Family Bathroom with Roll-Top Bathtub
- Off-Road Parking with Detached Garage
- Excellent Potential for Extension, Subject to Permissions

- Spacious Living Room with Morso Wood-Burning Stove
- Two Double Bedrooms plus Study/Snug
- Lawned Gardens to the Front and Side plus Low-Maintenance Rear Garden
- Triple Glazed Windows Throughout
- EPC - TBC

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Guide Price £160,000



Set on a generous corner plot within a popular area of Longtown, this attractive two-bedroom semi-detached home with garage offers spacious and well-presented accommodation, making it an ideal choice for first-time buyers and families alike. The property has a warm and welcoming feel throughout, with a spacious living room centred around a Morso wood-burning stove, while the large kitchen with dining area provides an excellent space for everyday living, cooking and entertaining. The accommodation continues with two double bedrooms, a useful snug/study offering flexible additional space, and a beautifully upgraded family bathroom featuring a stylish roll-top bathtub and separate walk-in shower. The home has also benefited from triple glazing throughout, further enhancing its energy efficiency and adding to the overall quality of the property. Outside, the gardens to the front and side make the most of the corner position, complemented by generous driveway parking, a detached garage and a low-maintenance rear garden area. The plot also offers excellent potential for future extension, subject to any necessary permissions, making this a lovely home in a well-regarded and convenient location, with added additional potential. Contact Hunters today to arrange your viewing.

Utilities, Services & Ratings:

Oil-Fired Central Heating and Triple Glazing Throughout.

EPC - TBC and Council Tax Band - A.

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:

HALLWAY

Entrance door from the front, internal doors to the living room and dining kitchen, radiator, stairs to the first floor landing, and a triple glazed window to the front aspect.

LIVING ROOM

Two triple glazed windows to the rear aspect, two radiators, fireplace with inset 'Morso' wood-burning stove, and an under-stairs cupboard.

DINING KITCHEN

Fitted base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated eye-level electric double oven with grill, electric hob, extractor unit, space with plumbing for a washing machine, space with plumbing for a dishwasher/tumble dryer, under-counter oil-fired boiler, one and a half bowl stainless steel sink with mixer tap, recessed lighting, radiator, tiled flooring, external door to the side, and triple glazed windows to the front, side and rear aspects.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to two bedrooms, study/snug, and family bathroom, radiator, loft-access point, and an over-stairs cupboard.

BEDROOM ONE

Triple glazed window to the rear aspect, radiator, and fitted wardrobes with mirrored sliding doors.

BEDROOM TWO

Triple glazed window to the rear aspect, and a radiator.

STUDY/SNUG

Triple glazed window to the front aspect, radiator, and a fitted foldable work desk.

FAMILY BATHROOM

Four piece suite comprising a WC, vanity unit with inset wash basin, roll-top bathtub with freestanding

taps and hand shower attachment, and a walk-in shower enclosure benefitting a mains shower with rainfall shower head and hand attachment. Part-boarded walls, chrome towel radiator, recessed lighting, extractor fan, and an obscured triple glazed window.

EXTERNAL:

Front/Side Gardens & Driveway:

To the front and side of the property are lawned gardens with mature hedging, alongside a block-paved driveway allowing off-street parking. Access from the driveway into the detached garage, with a pedestrian gate allowing access to the rear garden.

Rear Garden:

To the rear of the property is an enclosed low-maintenance garden, benefitting an external light, external cold water tap, and brick outbuilding.

GARAGE

Manual up-and-over garage door, power sockets and lighting internally.

WHAT3WORDS:

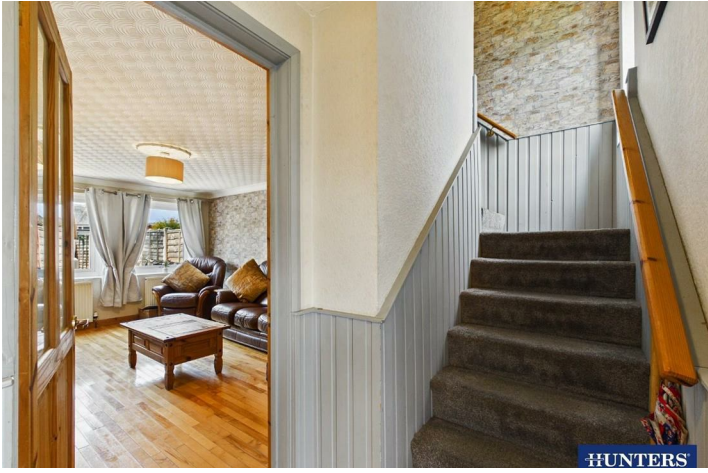
For the location of this property, please visit the [What3Words App](#) and enter - `///fallback.booth.developer`

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

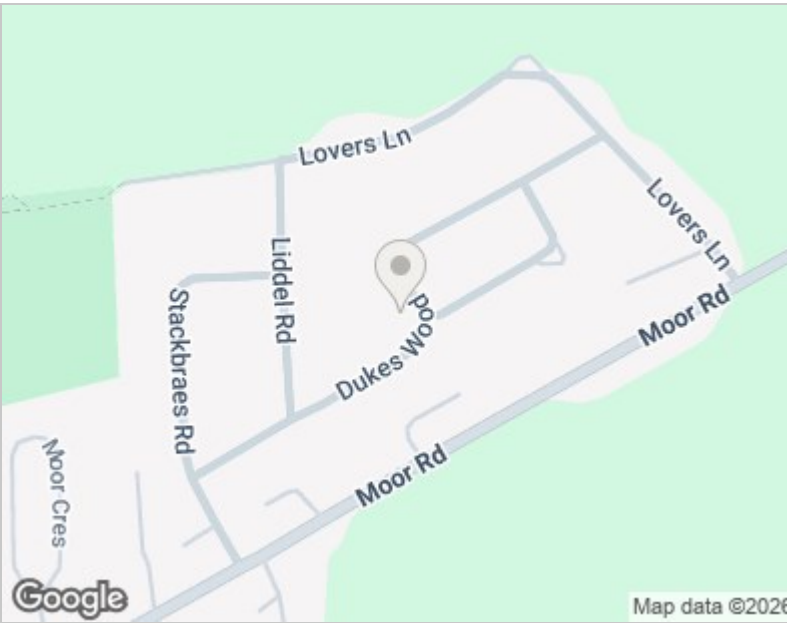


Viewing

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



HUNTERS
HERE TO GET YOU THERE

Tel: 01228 584249



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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