



Park Road

Scotby, Carlisle, CA4 8AR

Guide Price £275,000



- No Onward Chain
- Excellent Potential to Modernise and Personalise
- Fitted Kitchen and Ground-Floor WC/Cloakroom
- South-West Facing Rear Garden with Patio & Lawn
- Attractive Open-Field Views to the Rear
- Semi-Detached Family Home in a Popular Village Location
- Two Reception Rooms and a Bright Conservatory
- Family Bathroom with Separate WC
- Driveway Parking plus Large Detached Garage
- EPC - C

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Offered to the market with no onward chain, this three-bedroom semi-detached family home is set within a popular village location and presents an exciting opportunity for buyers looking to create a home tailored to their own style. The rooms offer an excellent sense of space and light, enhanced by high ceilings, with generous and flexible accommodation including two reception rooms, a bright conservatory with beautiful garden and open-field outlooks, a fitted kitchen, ground-floor WC/cloakroom, three generous bedrooms, two with fitted wardrobes, a family bathroom and separate WC. There is excellent scope to modernise and personalise the property throughout, with further potential to extend to both the side and rear, subject to the necessary permissions and individual requirements. Externally, the home continues to impress, with ample driveway parking, a large detached garage and a particularly lovely south-west-facing rear garden featuring patio and lawned areas, while enjoying attractive open-field views to the rear. Combining space, light, potential and a desirable village setting, this is a fantastic opportunity for buyers seeking a property they can truly make their own.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - C.

The sought after village of Scotby is situated to the East of the border city of Carlisle, within easy reach of a wealth of local amenities and transport links. Within the village itself you have all the requirements for every-day living, including a post office and village shop for the essentials, Primary School for the little ones and the Royal Oak public house for the grown ups, along with numerous bus-stops which connect Scotby through to the border city and neighbouring towns and villages. Within a five-minute drive you can access a variety of supermarkets and stores within Rosehill, on the edge of Carlisle and for those looking to head into the city centre, this only takes ten minutes via Warwick Road. Additionally, the M6 motorway J43 and the A69 are both within a two-minute drive, allowing direct access both North, South and East. 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.

Tel: 01228 584249

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living room, dining room, and WC/cloakroom, stairs to the first floor landing with an under-stairs cupboard, radiator, and a double glazed window to the side aspect.

LIVING ROOM

Double glazed bay window to the front aspect, radiator, and a decorative fireplace.

DINING ROOM

Double glazed sliding patio door to the conservatory, internal door to the kitchen, radiator, and a decorative fireplace.

CONSERVATORY

Double glazed windows to the rear aspect with a double glazed external door to the rear garden.

KITCHEN

Fitted base and wall units with worksurfaces and tiled splashbacks above. Freestanding gas cooker, washing machine, fridge freezer, one bowl stainless steel sink with mixer tap, wall-mounted gas boiler, radiator, double glazed window to the rear aspect, and an internal door to the porch.

PORCH

Double glazed windows to the side aspect, external door to the side driveway, and tiled flooring.

WC/CLOAKROOM

WC, pedestal wash basin, bidet, radiator, and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms, bathroom and WC, loft-access point, and a double glazed window to the side aspect. The loft includes a pull-down ladder, part boarding, and lighting.

BEDROOM ONE

Double glazed bay window to the front aspect, radiator, and fitted wardrobes/storage.

BEDROOM TWO

Double glazed bay window to the rear aspect, radiator, and fitted wardrobes/storage. The water tank is situated in one of the wardrobes.

BEDROOM THREE

Double glazed window to the front aspect, and a radiator.

BATHROOM

Pedestal wash basin, bathtub, shower enclosure with electric shower unit, fully-tiled walls, radiator, and an obscured double glazed window.

WC

WC and an obscured double glazed window.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a small lawned garden with planted borders and shrubs, alongside a generous driveway which extends to the side of the property towards the detached garage at the rear. Parking is available for a total of four to five vehicles, with double metal gates to the side elevation. In addition, there is an enclosed external cold-water tap to the side of the property, as well as access into the property via the porch.

Rear Garden:

To the rear of the property is a neatly maintained garden enjoying an open-field outlook, featuring a generous paved seating area, lawned garden, and established gravelled borders with a selection of mature trees and shrubs. There is access from the rear garden into the detached garage, along with the added benefit of an external power socket.

GARAGE

Electric roller garage door, two windows, power sockets and lighting.

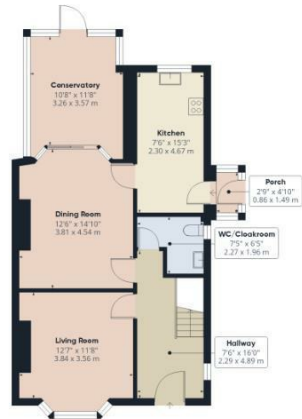
WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - cliff.harp.rock

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



Ground Floor Building 1



Floor 1 Building 1

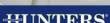


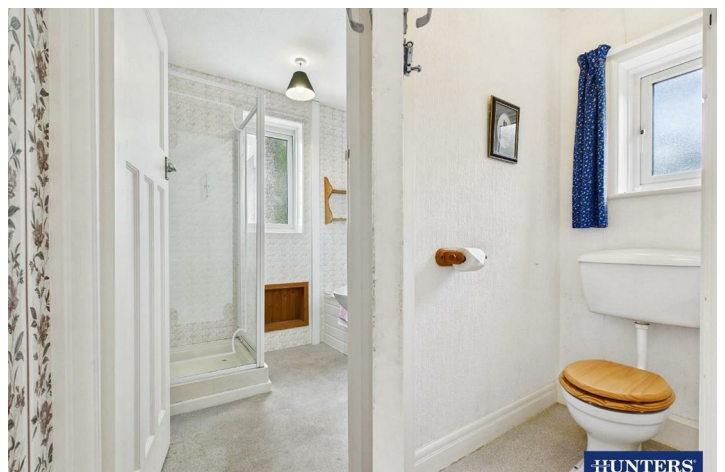
Approximate total area⁽¹⁾
1218 ft²
113.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

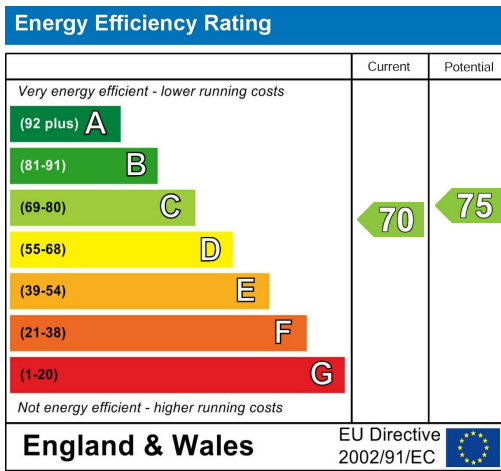
GIRAFFE 360







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.

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