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Kentmere Grove

Carlisle, CA2 6JD

Guide Price £160,000

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- Ideal for First-Time Buyers, Young Families and Investment Landlords
- Beautifully Presented Throughout
- Contemporary and Spacious Dining Kitchen
- Modern Family Bathroom
- Gas Central Heating and Double Glazing Throughout
- Extended Semi-Detached House
- Dual-Aspect Living Room with Multi-Fuel Stove
- Two Double Bedrooms, Both with Built-In Storage
- Landscaped and Low-Maintenance Rear Garden
- EPC - D

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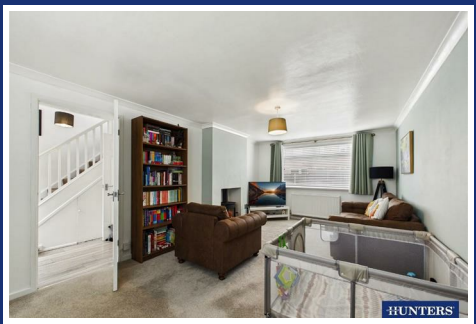

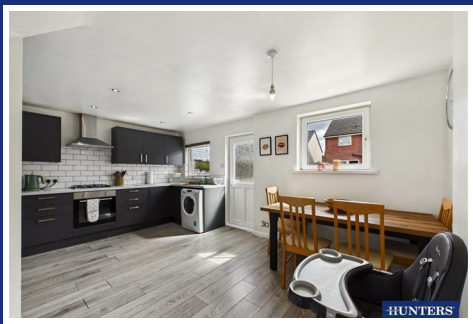



Occupying a pleasant cul-de-sac position, this exceptionally well-presented and extended two-bedroom semi-detached home offers stylish, spacious and thoughtfully improved accommodation, making it an excellent choice for first-time buyers, young families and investment landlords alike. A particular highlight is the generous dual-aspect living room, where a recently installed multi-fuel stove creates an attractive focal point and a warm, welcoming atmosphere. The ground floor is further enhanced by a contemporary and spacious dining kitchen, providing an excellent sociable setting for everyday family life and entertaining. Upstairs are two genuine double bedrooms, both benefiting from useful built-in storage, alongside a recently installed and beautifully finished family bathroom. Externally, the landscaped rear garden has been designed with low maintenance in mind, creating an attractive and practical space for relaxing, dining and entertaining. With gas central heating and double glazing throughout, this superb home combines excellent presentation, comfortable living space and a desirable cul-de-sac setting, with early viewing highly recommended.

Utilities, Services & Ratings:
Gas Central Heating and Double Glazing Throughout.
EPC - D and Council Tax Band - A.

Situated in a convenient and well-connected residential area just off Levens Drive and Dalston Road, the property is ideally placed for access to Carlisle City Centre and a wide range of everyday amenities. Nearby facilities include supermarkets, convenience stores, shops, takeaway options and the Cumberland Infirmary, while a choice of primary and secondary schools can also be found within the surrounding area. Regular bus services provide convenient connections into the city and surrounding districts, with Carlisle's main railway station offering further regional and national travel links. For those travelling by car, the Western and Southern City Bypasses are easily accessible, providing excellent connections towards the A595, A69 and M6 motorway. Carlisle City Centre is also readily accessible by car, public transport or on foot, making this a particularly practical location for families, professionals and commuters alike.

GROUND FLOOR:

HALLWAY
Entrance door from the front with an obscured double glazed side panel window, internal door to the living room and dining kitchen, radiator, and stairs to the first floor landing with under-stairs store.

LIVING ROOM
Double glazed window to the front aspect, double glazed window to the rear aspect, two radiators, and a multi-fuel stove set within the chimney breast.

DINING KITCHEN
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 for a fridge freezer, space with plumbing for a washing machine, one bowl stainless steel sink with mixer tap and draining board, recessed lighting, two radiators, under-stairs cupboard, double glazed window to the front aspect, two double glazed windows to the rear aspect, and an external door to the rear garden.

FIRST FLOOR:

LANDING
Stairs up from the ground floor hallway, internal doors to two bedrooms and bathroom, loft-access point, and a double glazed window to the side aspect. We have been advised the loft includes part-boarding for storage.

BEDROOM ONE
Double glazed window to the front aspect, radiator, and an over-stairs cupboard.

BEDROOM TWO
Double glazed window to the rear aspect, radiator, and a built-in cupboard housing the wall-mounted gas boiler.

BATHROOM
Comprising a vanity unit with WC and inset wash basin, and a bath benefitting a mains shower with rainfall shower head and hand attachment. Part-tiled walls, tiled flooring, chrome towel radiator, recessed lighting, extractor fan, and an obscured double glazed window.

EXTERNAL:
Front Garden:
To the front of the property is a lawned garden alongside a generous area of gravel which can accommodate off-street parking. Side access gate and pathway to the rear garden. Please note, the front kerb has not been lowered.
Rear Garden:
To the rear of the property is an enclosed and low-maintenance garden, including a large paved seating area, decking and artificial lawn. Additionally, the rear garden includes a timber garden shed, and an external cold-water tap.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - ///switch.values.proof

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.

Floorplan


Dining Kitchen
13'3" x 15'9"
4.04 x 4.81 m
Living Room
18'5" x 11'0"
5.63 x 3.36 m
Hallway
8'2" x 7'0"
2.51 x 2.14 m
Ground Floor
Bathroom
5'5" x 6'2"
1.66 x 1.89 m
Bedroom Two
9'4" x 9'7"
2.85 x 2.94 m
Landing
2'10" x 6'4"
0.87 x 1.95 m
Bedroom One
8'11" x 14'10"
2.72 x 4.54 m
Floor 1
E
S
N
W
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Approximate total area(1)
745 ft²
69.2 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.
GIRAFFE360

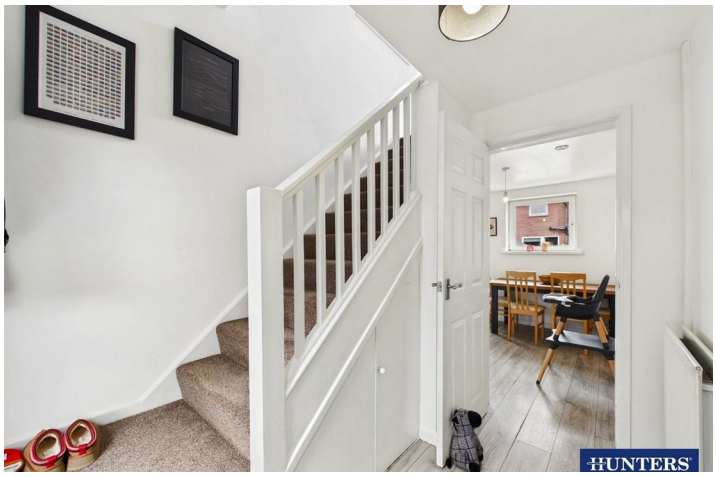


















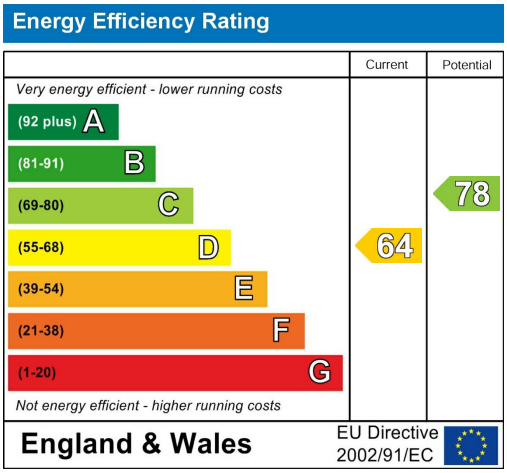


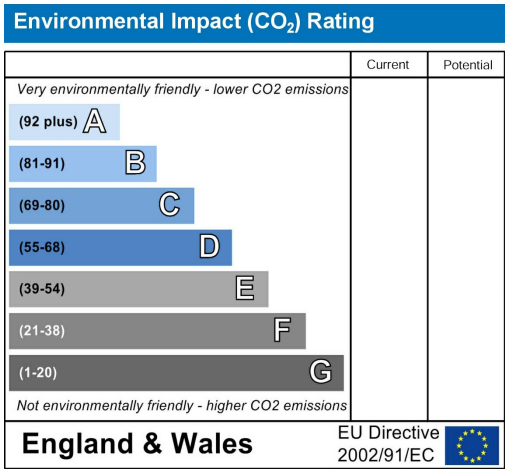






Energy Efficiency Graph

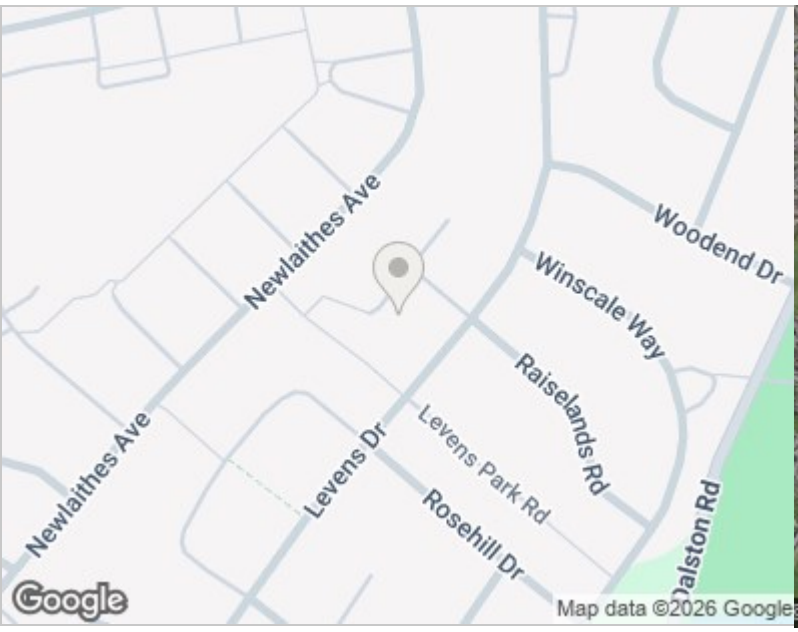




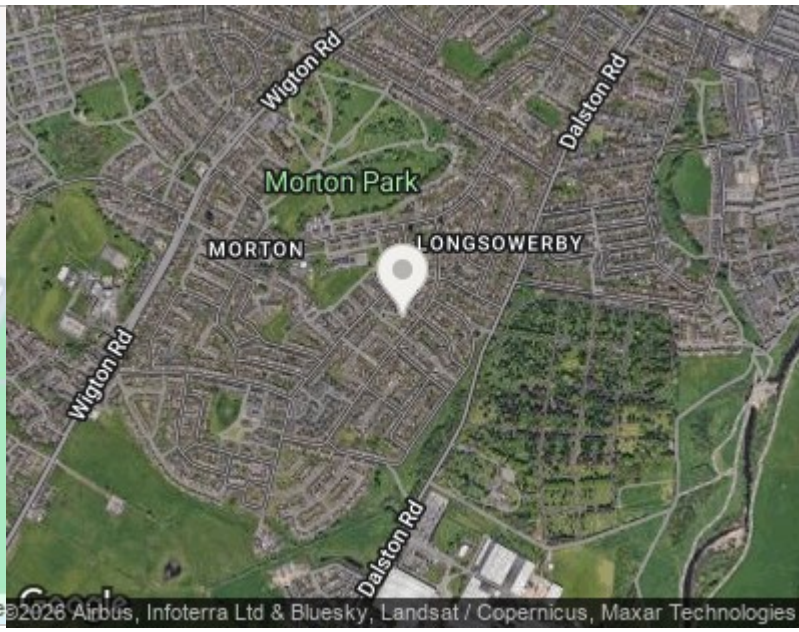
Viewing

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