HUNTERS®

HERE TO GET *you* THERE



Crossways

Carlisle, CA1 3JW

Offers Over £155,000

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- Deceptively Spacious Mid-Terraced House
- Nicely Presented Throughout
- Modern Gloss Kitchen with Breakfast Bar
- Contemporary Family Bathroom
- Off-Street Parking
- Popular Residential Area to the South of Carlisle
- Large Living/Dining Room plus Sitting Room Extension
- Three Good-Sized Bedrooms
- Low-Maintenance Rear Garden with Patio and Artificial Lawn
- EPC - C

Tel: 01228 584249

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Deceptively spacious and thoughtfully arranged, this attractive three-bedroom mid-terraced home has been thoughtfully upgraded and nicely maintained by the current owners, offering flexible and well-proportioned accommodation within a popular residential area to the south of Carlisle. A real highlight is the stylish modern gloss kitchen, complete with a breakfast bar and double doors opening into the generous living and dining room, creating a bright and sociable space for everyday living and entertaining. To the rear, the versatile sitting room extension provides valuable additional accommodation and could equally be used as a snug, playroom or home office, with direct access to the enclosed rear garden. Upstairs, there are three good-sized bedrooms and a contemporary family bathroom. Externally, the enclosed rear garden has been designed with easy maintenance in mind and features both patio and artificial lawn areas, creating a fantastic outdoor space for relaxing, entertaining, children to play and those who enjoy low-maintenance gardening. Off-street parking to the front adds further convenience. Combining generous proportions, an impressive kitchen, adaptable living spaces and a practical low-maintenance garden, this is a fantastic home that must be viewed to be fully appreciated.

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

Situated to the south of Carlisle, this location offers excellent convenience for both everyday living and commuting, with easy access into and out of the city via one of Carlisle's main arterial routes. Within easy reach, there is a wide selection of shops and supermarkets including ASDA, B&M Bargains and Iceland, together with a good choice of pubs, bars, restaurants and takeaways, ensuring day-to-day amenities are close at hand. Carlisle city centre is only a short distance away and provides an even broader range of shopping, leisure and cultural facilities, including The Lanes shopping centre and the Citadel Railway Station on the West Coast Main Line. For those travelling further afield, the area is particularly well placed for access to the M6 at Junction 42, while regular bus services operate along London Road, offering convenient public transport links across the city and beyond. Families are also well catered for, with a range of well-regarded schools for all age groups available nearby, making this a practical and appealing setting for a wide variety of purchasers.

GROUND FLOOR:

HALLWAY
Entrance door from the front, internal door to the kitchen, radiator, tiled flooring with underfloor heating, and stairs to the first floor landing with an open under-stairs storage area.

KITCHEN
Modern kitchen with breakfast bar, comprising a range of fitted base, wall, drawer and tall units with matching worksurfaces and upstands above. Integrated electric oven, gas hob, extractor unit, integrated fridge freezer, space with plumbing for a washing machine, space for a tumble dryer, one and a half bowl sink with mixer tap and draining board, tiled flooring with underfloor heating, double doors to the living/dining room, external door to the rear garden, double glazed window to the rear aspect, and double glazed patio doors to the front driveway.

LIVING/DINING ROOM
Double glazed window to the front aspect, fireplace with gas fire, radiator, and double doors to the sitting room.

SITTING ROOM
Double glazed patio doors to the rear garden, double glazed window to the rear aspect, and a radiator.

FIRST FLOOR:

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

BEDROOM ONE
Double glazed window to the front aspect, radiator, built-in wardrobe, and a built-in over-stairs cupboard.

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

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

BATHROOM
Three piece suite comprising a WC, vanity unit with inset wash basin, and a bath benefitting a mains shower over with rainfall shower head and hand attachment. Part-tiled walls, chrome towel radiator, extractor fan, and two obscured double glazed windows.

EXTERNAL:
Front Driveway:
To the front of the property is a block-paved driveway allowing off-street parking for two vehicles.
Rear Garden:
To the rear of the property is an enclosed garden, benefitting both a paved seating area and decking, with gravelled borders. Additionally, the rear garden includes two timber sheds, and an external cold-water tap.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - ///frog.defeat.volume

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


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Sitting Room
11'2" x 12'2"
3.42 x 3.71 m
Kitchen
9'8" x 8'11"
2.97 x 2.72 m
Living/Dining Room
9'1" x 9'4"
2.78 x 2.85 m
Kitchen
6'10" x 8'8"
2.09 x 2.66 m
Hallway
5'6" x 8'9"
1.70 x 2.69 m
N
W
E
S
Ground Floor
Bathroom
6'7" x 5'6"
2.02 x 1.68 m
Landing
8'5" x 2'9"
2.57 x 0.85 m
Bedroom Three
7'8" x 7'9"
2.35 x 2.38 m
Bedroom One
9'8" x 12'4"
2.97 x 3.78 m
Bedroom Two
10'8" x 9'10"
3.27 x 3.01 m
2'8" x 3'1"
0.82 x 0.95 m
Floor 1
Approximate total area(1)
946 ft²
87.8 m²
Reduced headroom
14 ft²
1.3 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.
GIRAFFE360

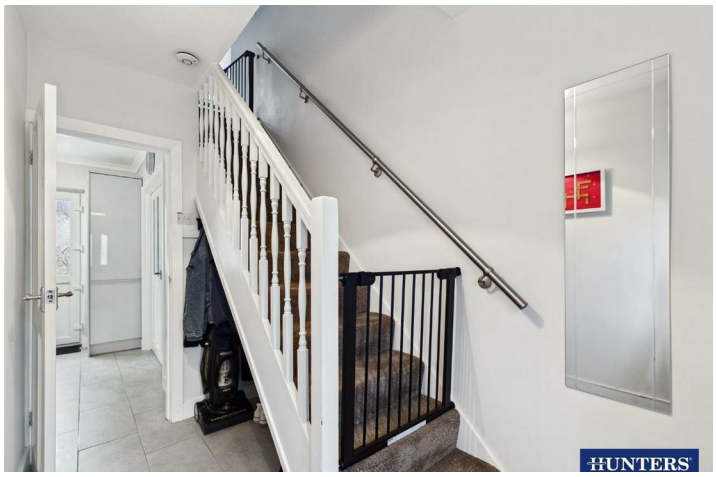

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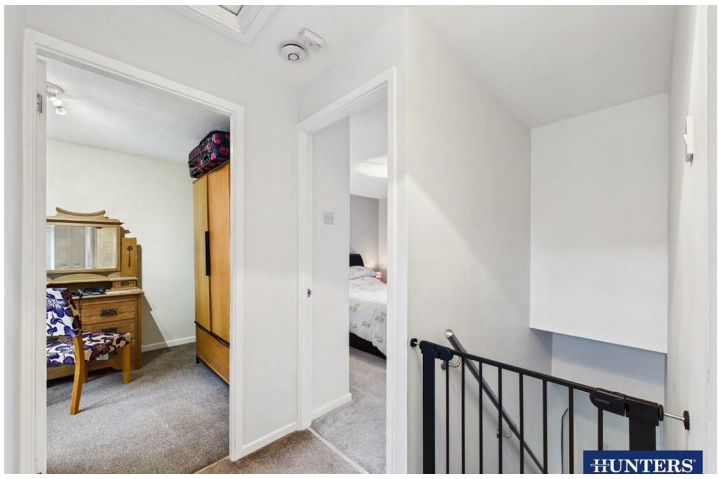

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MEMBER
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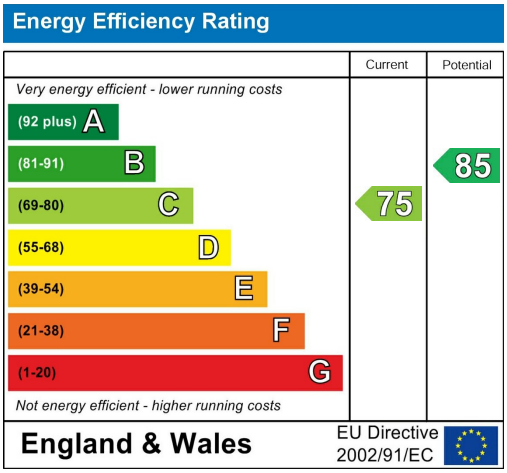


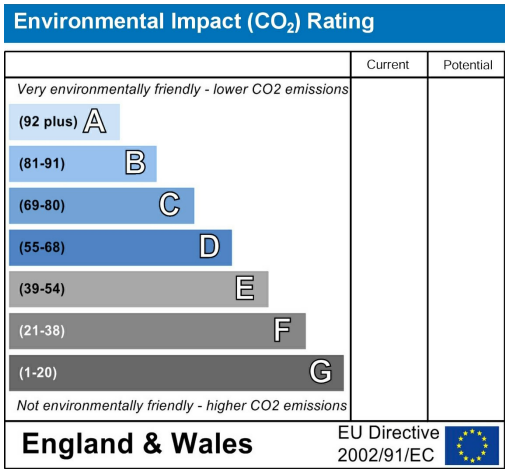






Energy Efficiency Graph

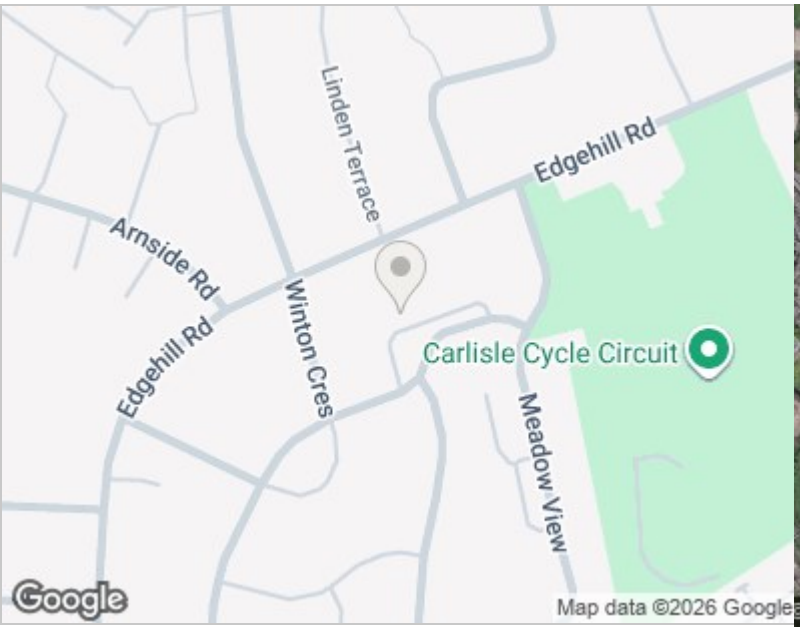




Viewing

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.

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The Property Ombudsman