

HUNTERS®

HERE TO GET *you* THERE

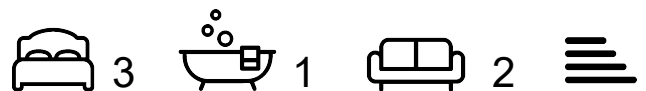


HUNTERS®

Moor Crescent

Longtown, CA6 5UQ

Guide Price £160,000



- Extended Semi-Detached House
- Living Room with Coal Fire
- Three Well Proportioned Bedrooms
- Generous Rear Garden
- Double Glazing Throughout

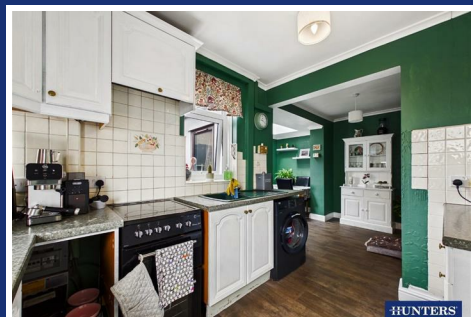
- Spacious Dining Kitchen
- Additional Sitting Room with Patio Doors
- Three-Piece Shower Room
- Solar Panels
- EPC-TBC

Tel: 01228 584249

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Thoughtfully extended by the current owners, this three-bedroom semi-detached house offers spacious accommodation, making it an ideal home for both first-time buyers and families, with potential to make it their own over time. The welcoming entrance hall sets the tone for the property, leading to a living room with coal fire and dining kitchen, with integrated fridge and freezer and space for additional appliances such as washing machine and oven. The extended dining kitchen is the heart of the home, providing a great backdrop for daily life and entertaining. There is also an additional reception room, providing space for the whole family to relax. A practical three-piece shower room completes the ground floor. On the first floor, the property features three well proportioned bedrooms.

Externally, the property features a chilled front garden and a generous landscaped garden to the rear, with both lawned and chilled areas, suitable for children's playtime and al fresco dining.

Viewing is highly recommended to truly appreciate the potential that this home has to offer.

Utilities, Services & Ratings:

Central Heating via Air Source Heat Pump and Double 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:

ENTRANCE HALLWAY

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

LIVING ROOM

Double glazed window to the front aspect, two radiators and fireplace with coal fire.

WC/STORAGE CUPBOARD

Featuring a WC, utilised by the current owners as a storage cupboard.

DINING KITCHEN

Fitted base and wall units with worksurfaces, part tiled walls. Integrated under-counter fridge and freezer, with space for washing machine and oven, one and a half bowl stainless steel sink with mixer tap, two radiators, external door to the side, internal doors to entrance hall, shower room and sitting room. Double glazed windows to the side and rear aspects.

SITTING ROOM

Two double glazed windows to side aspect, double patio doors to rear garden, and a radiator.

SHOWER ROOM

Three-piece suit comprising of WC, vanity unit with inset sink, wet room style shower with mains shower unit, chrome towel radiator and extractor.

FIRST FLOOR:

LANDING

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

BEDROOM ONE

Two double glazed windows to front aspect, built-in storage cupboard and a radiator.

BEDROOM TWO

Double glazed window to rear aspect, a built-in storage cupboard, and a radiator.

BEDROOM THREE

Double glazed window to rear aspect, and a radiator.

EXTERNAL:

To the front, the property features a chilled front garden with a paved pathway leading to the front door, with a chilled border.

To the rear of the property, there is a generous garden, featuring a paved patio area, a grassed lawn, as well as chilled areas to the rear and side.

WHAT3WORDS:

For the location of this property, please visit the [What3Words App](#) and enter - [///spent.deleting.assist](#)

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

Ground Floor

First Floor

Approximate total area⁽¹⁾

986 ft²

91.6 m²

Reduced headroom

12 ft²

1.1 m²

(1) Excluding balconies and terraces

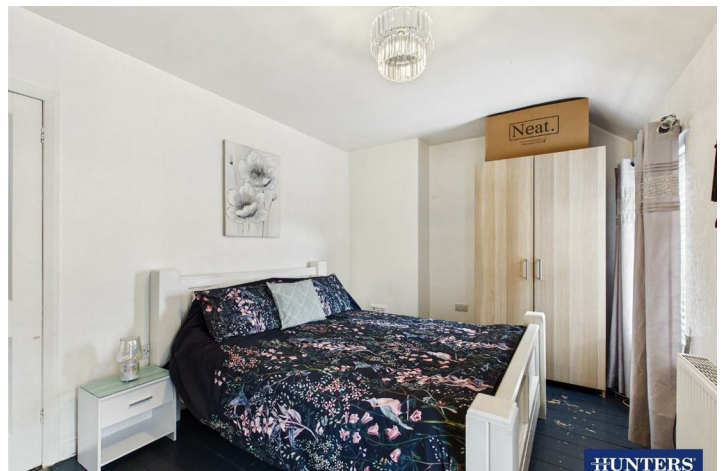
Reduced headroom

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.

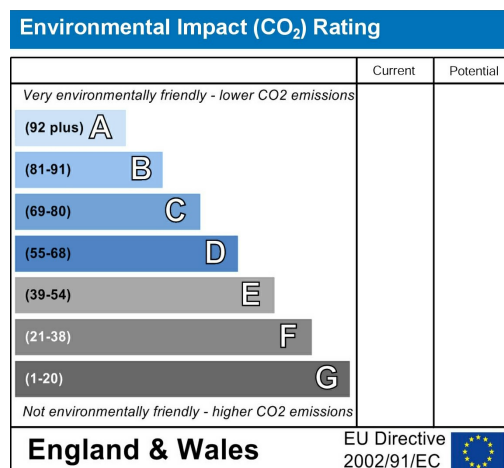
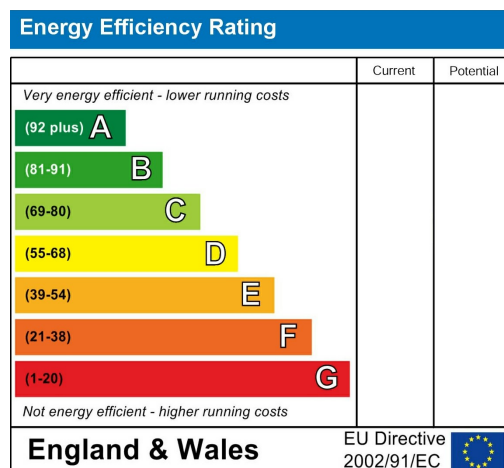
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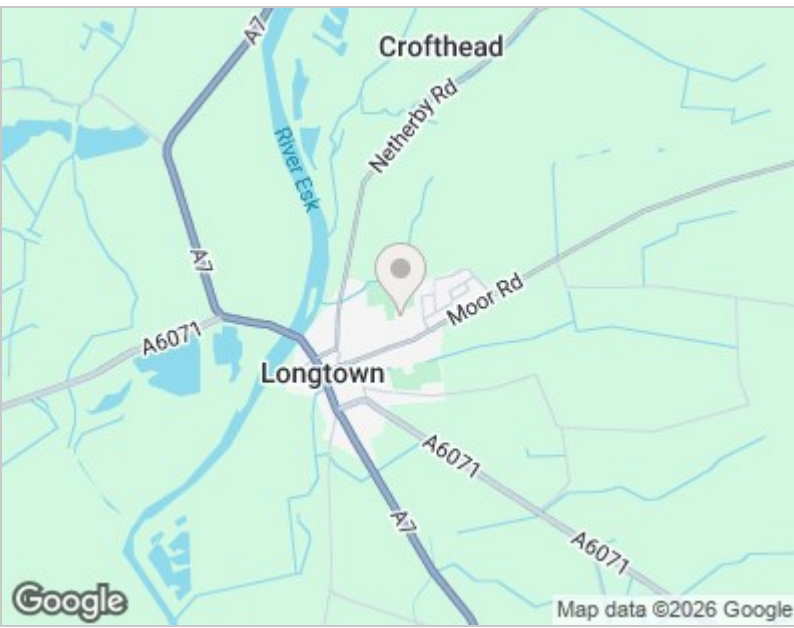
Energy Efficiency Graph



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





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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