



## Waters Meet

Warwick Bridge, Carlisle, CA4 8RT

Guide Price £250,000

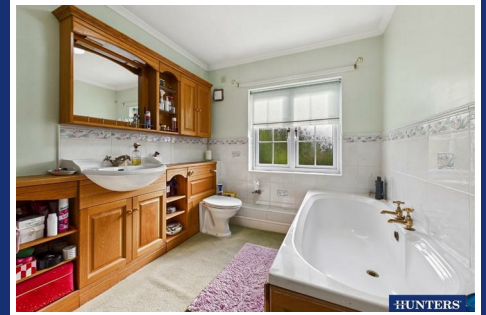


- Being Sold with an Active Tenancy (Generating £700pcm)
- Spacious Living Room and Large Dining Kitchen
- Family Bathroom, One En-Suite Bedroom and Ground Floor WC/Cloakroom
- Driveway Parking plus Large Single Garage
- Popular Village of Warwick Bridge
- Link-Detached House in a Cul-De-Sac Setting
- Two Double Bedrooms, One with Dressing Room
- Lawned Front Garden plus Rear Garden with Outlook over the Beck
- Gas Central Heating and Double Glazing Throughout
- EPC - C

# Waters Meet

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Offered to the market with a sitting tenant in place, this two-bedroom link-detached house is a great opportunity for buy-to-let landlords seeking a property to expand their portfolio, with income generated from the outset.

We also welcome enquiries from parties who may be interested in purchasing the property with vacant possession, should this become an option in the future. Please contact the office to register your interest.

The accommodation, which is peacefully located within a cul-de-sac setting in Warwick Bridge, briefly includes a dining kitchen, living room, double bedroom with dressing room, double bedroom with en-suite, family bathroom, utility room and WC/cloakroom, all offering a spacious and well-balanced living space. Externally, the property benefits from gardens to the front and rear, with the rear garden enjoying a pleasant outlook over the beck, along with off-road parking to the front and a large single garage.

With an active tenancy already in place and potential for future rental return improvement, subject to the appropriate arrangements, this property represents a great addition to an existing portfolio or a straightforward investment purchase. The property is currently generating £700pcm, equivalent to a gross annual yield of 3.36% based on the marketing price.

Contact Hunters today for further information or to arrange a viewing.

## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the front, internal doors to the dining kitchen, living room and WC/cloakroom, stairs to the first floor landing, and a radiator.

### DINING KITCHEN

Fitted kitchen comprising a range of base, wall, drawer and display units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, integrated dishwasher, integrated fridge freezer, one bowl stainless steel sink with mixer tap and draining board, radiator, double glazed window to the side aspect, and a double glazed bay window to the front aspect.

### LIVING ROOM

Two double glazed windows to the rear aspect, two double glazed windows to the side aspect, radiator, fireplace with electric fire, internal door to the utility room, and an external door to the rear garden.

### WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash hand basin. Part-tiled walls, radiator, in-built cupboard, and an obscured double glazed window.

### UTILITY ROOM

Fitted worksurface, wall units, space with plumbing for a washing machine, space for a tumble dryer, extractor fan, under-stairs cupboard, internal door to the garage, and a double glazed window to the rear aspect.

### GARAGE

Manual up-and-over garage door, pedestrian access door to the rear garden, obscured double glazed window, wall-mounted gas boiler, power sockets and lighting.

## 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.

### BEDROOM ONE with DRESSING ROOM

Bedroom One:

Double glazed window to the rear aspect, double glazed window to the side aspect, archway opening to the dressing room, and a radiator.

Dressing Room:

Comprising a range of fitted furniture including wardrobes, drawers and shelving units. Radiator, and a double glazed window to the rear aspect.

### BEDROOM TWO with EN-SUITE

Bedroom Two:

Double glazed window to the front aspect, double glazed window to the side aspect, radiator, and an internal door to the en-suite.

En-Suite:

Comprising a fitted vanity unit with WC and wash basin, and a shower enclosure with mains shower unit. Part-tiled walls, radiator, extractor fan, and a double glazed Velux window.

### BATHROOM

Comprising a fitted vanity unit with WC and wash basin, and a bathtub. Part-tiled walls, towel radiator, extractor fan, and an obscured double glazed window.

### EXTERNAL:

Front Garden & Parking:

To the front of the property is a block-paved driveway, alongside a lawned garden with paved pathway to the front entrance. Access from the driveway into the garage, along with gated access to the rear garden.

Rear Garden:

To the rear of the property is a tiered garden, comprising a paved seating area accessible from the living room and garage, mature planted borders, and a steps down to an additional paved area which overlooks the beck.

### WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - [///resonated.leaps.careless](https://www.what3words.com/leaps-careless-resonated)

### 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.

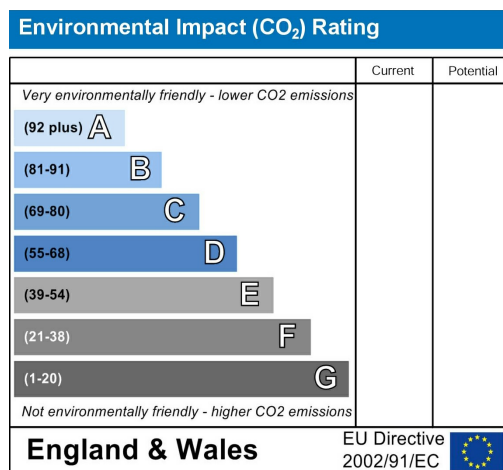
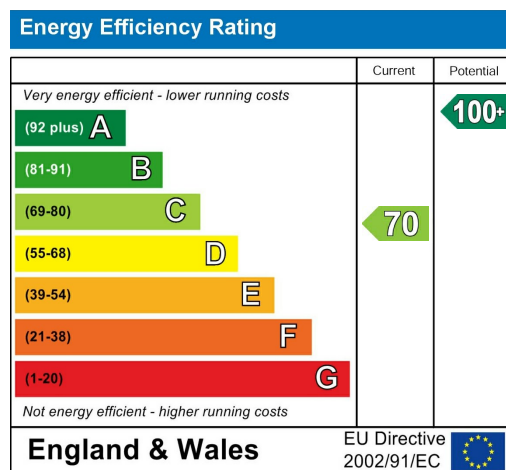
Floorplan







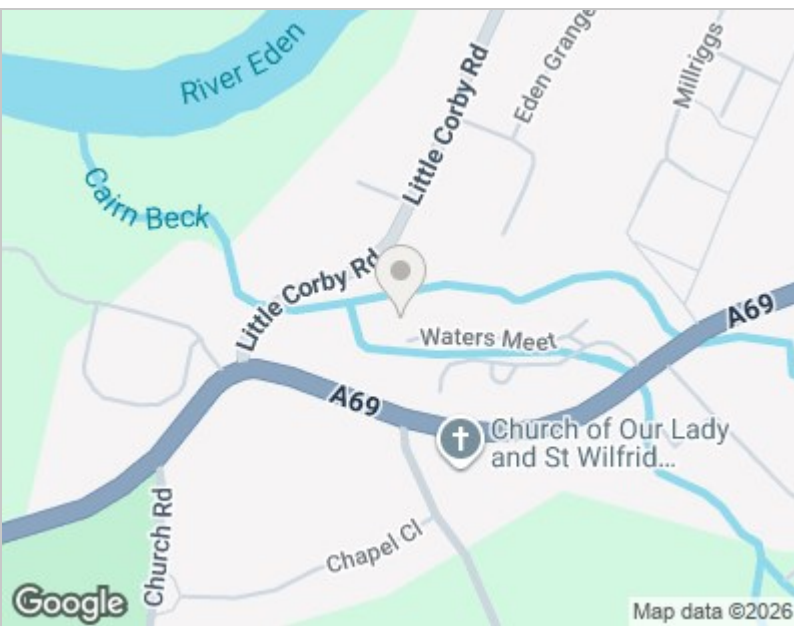
## Energy Efficiency Graph



## 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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