



Blackwell Road

Carlisle, CA2 4EH

Guide Price £100,000



- No Onward Chain
- Well Presented Throughout
- Two Reception Rooms
- First Floor Bathroom
- On-Street Parking
- End of Terrace House
- Ideal for First Time Buyers & Investors
- Two Bedrooms
- Rear Yard with Two Small Outbuildings
- EPC - D

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NO CHAIN – Conveniently situated in Currock on Blackwell Road, and within walking distance of a wealth of local amenities, this well-presented two-reception, two-bedroom end-terrace house will appeal to both first-time buyers and investors, and is ready for immediate occupation. Internally, the property is neutrally decorated throughout and includes a living room, sitting/dining room, compact yet modern kitchen, two bedrooms and a first-floor bathroom. Externally, there is a small, low-maintenance rear yard along with two attached outbuildings providing useful storage. Benefiting from gas central heating and double glazing throughout, this is a sound property offering an ideal first home or a successful investment opportunity. Contact Hunters today to arrange your viewing.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - A.

Situated to the south of Carlisle, this property enjoys a convenient and well-connected location, offering easy access to the city centre and its comprehensive range of amenities, including shops, supermarkets, restaurants, bars and a mainline train station. A selection of schools are also located nearby, making the area well suited to families. The attractive Hammond's Pond is within walking distance, providing a peaceful setting for leisurely walks and outdoor enjoyment. For those who commute, Junction 42 of the M6 motorway can be reached in under 10 minutes, with further improvements to connectivity anticipated through the Southern City Bypass, currently under construction and expected to be completed in 2026.

GROUND FLOOR:

HALLWAY

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

LIVING ROOM

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

SITTING/DINING ROOM

Double glazed window to the rear aspect, radiator, fireplace, under-stairs cupboard with lighting, and an internal door to the kitchen.

KITCHEN

Fitted kitchen comprising a range of base and wall units with matching worksurfaces and splashbacks above. Freestanding cooker, space for an under-counter fridge, space and plumbing for a washing machine, one bowl stainless steel sink with mixer tap, double glazed window to the rear aspect, and an external door to the rear yard.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to two bedrooms and bathroom, and a loft-access point.

BEDROOM ONE

Double glazed window to the front aspect, radiator, and a built-in wardrobe.

BEDROOM TWO

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

BATHROOM

Three piece suite comprising a WC, pedestal wash basin, and bath with mains shower over. Part-tiled walls, radiator, obscured double glazed window, and a built-in cupboard with wall-mounted gas boiler internally.

EXTERNAL:

To the rear of the property is an enclosed yard,

benefiting two small outbuildings and an access gate to the side lane. Parking is available on-street to the front.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - loft.shield.tested

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





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Energy Efficiency Graph

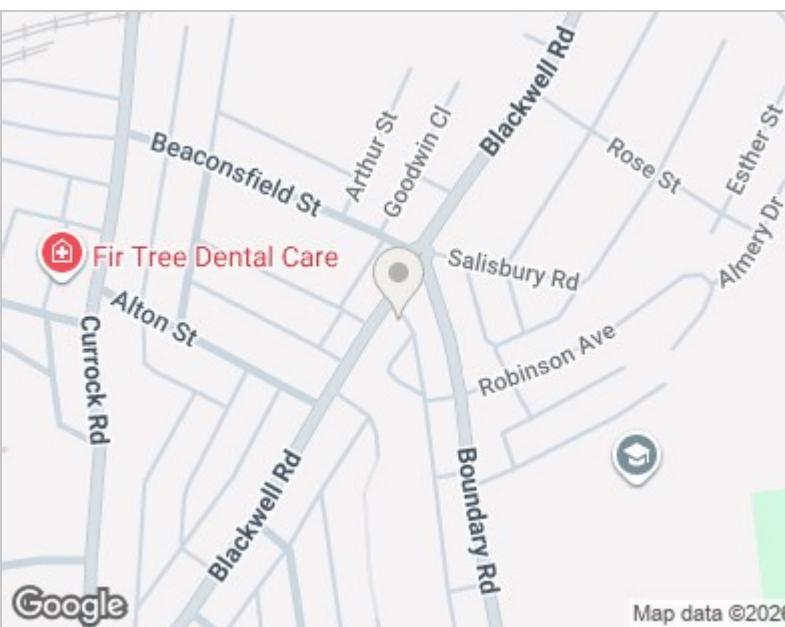
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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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