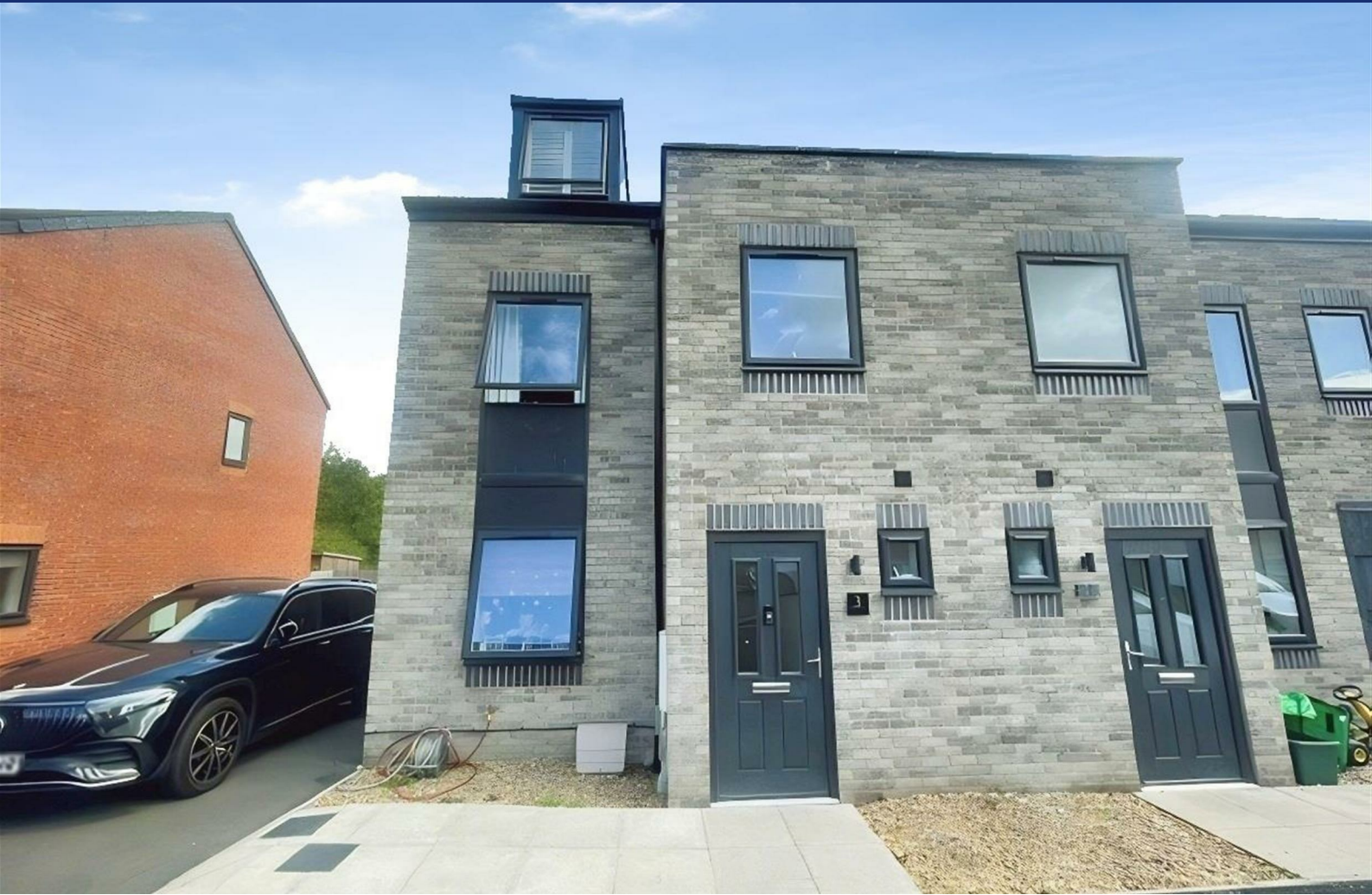
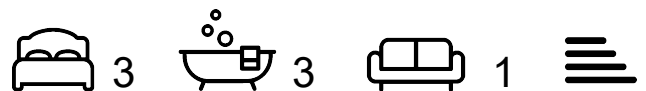




Dunlin Close

Carlisle, CA2 7FJ

Guide Price £240,000



- Attractive End of Terrace House
- Spacious Living Room with Patio Doors
- Two Additional Well Proportioned Bedrooms
- Ample Driveway Parking for Two Vehicles
- Situated within a Desirable Residential Development in a Convenient Location
- Modern Fitted Dining Kitchen
- Generous Master Bedroom on the Second Floor
- Two En-Suite Shower Rooms, with Additional Family Bathroom & Practical WC
- Enclosed Rear Garden
- EPC - B

Dunlin Close

Carlisle, CA2 7FJ

Guide Price £240,000



Situated in a desirable residential development, this three-bedroom end of terrace is ideal for those looking for their next family home. The bright entrance hallway creates a great first impression as you enter, with internal doors leading to a modern fitted kitchen and spacious living room, with a feature media wall and patio doors providing easy access to the generous rear garden. The ground floor is a great space for both everyday living and entertaining, complete with a practical WC. The property continues to impress on the first floor, with two well proportioned bedrooms, one with an en-suite shower room & an additional family bathroom, providing ample space for a growing family. The second floor provides an ideal option for multi-generational living, with a master bedroom and en-suite shower room. Externally, the property features a driveway, providing parking for two vehicles. To the rear, an enclosed garden provides an ideal space for children's play and al fresco dining. If you are looking for a contemporary, practical home with accommodation spread across three floors, all in a convenient location, contact Hunters to arrange your private viewing.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout

EPC - B and Council Tax Band - C.

GROUND FLOOR:

ENTRANCE HALLWAY

15'09 x 3'04 (4.80m x 1.02m)

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

DINING KITCHEN

11'07 x 8'11 (3.53m x 2.72m)

Fitted wall, base and drawer units, matching worksurfaces and upstands above, integrated oven, gas hob and extractor, space for additional appliances such as washing machine, double glazed window to front aspect, double doors into living room, and a radiator.

LIVING ROOM

15'11 x 15'09 (4.85m x 4.80m)

Double glazed patio doors to rear garden, feature media wall, and a radiator.

WC

6'08 x 2'11 (2.03m x 0.89m)

Two-piece suite comprising a pedestal wash hand basin, WC, part tiled walls, double glazed window to front aspect, and a radiator.

FIRST FLOOR:

LANDING

Stairs leading from ground floor, internal doors to two bedrooms and family bathroom.

BEDROOM TWO

15'09 x 9'0 (4.80m x 2.74m)

Double glazed windows to front and side aspect, internal door to en-suite shower room, and a radiator.

EN-SUITE SHOWER ROOM

6'08 x 6'07 (2.03m x 2.01m)

Three-piece suite comprising a WC, pedestal wash hand basin, enclosed shower unit with mains water supply, double glazed window to front aspect, and a towel radiator.

BEDROOM THREE

11'06 x 9'06 (3.51m x 2.90m)

Double glazed window to rear aspect, and a radiator.

FAMILY BATHROOM

10'04 x 6'01 (3.15m x 1.85m)

Three-piece suite comprising WC, pedestal basin and bath with part tiled walls, double glazed window to rear aspect, and a towel radiator.

SECOND FLOOR:

Stairs leading from first floor, internal door to Bedroom One.

BEDROOM ONE

Double glazed window to front aspect, velux window to rear aspect, and a radiator.

EN-SUITE SHOWER ROOM

Three-piece suite comprising WC, pedestal wash hand basin, enclosed shower unit with mains water supply, extractor, part tiled walls, towel radiator, and velux window to rear aspect.

EXTERNAL:

To the front, there is a paved path to the entrance, with chilled border, with an outside tap.

There is driveway parking for two vehicles to the side of the property, with the benefit of an EV charging point.

To the rear, there is a grassed lawn and paved patio area, with a fenced boundary.

WHAT3WORDS:

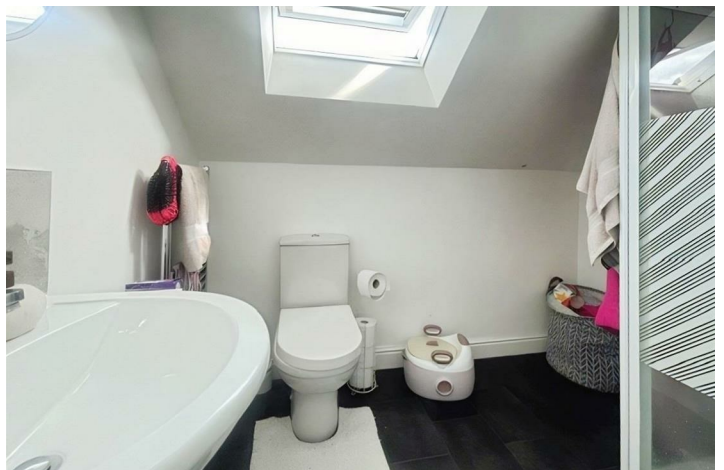
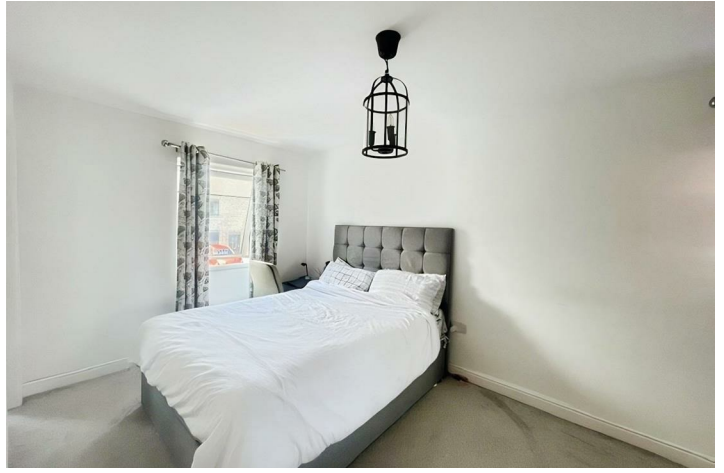
For the location of this property, please visit the What3Words App and enter - [///dice.motion.pounds](https://www.what3words.com/)

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

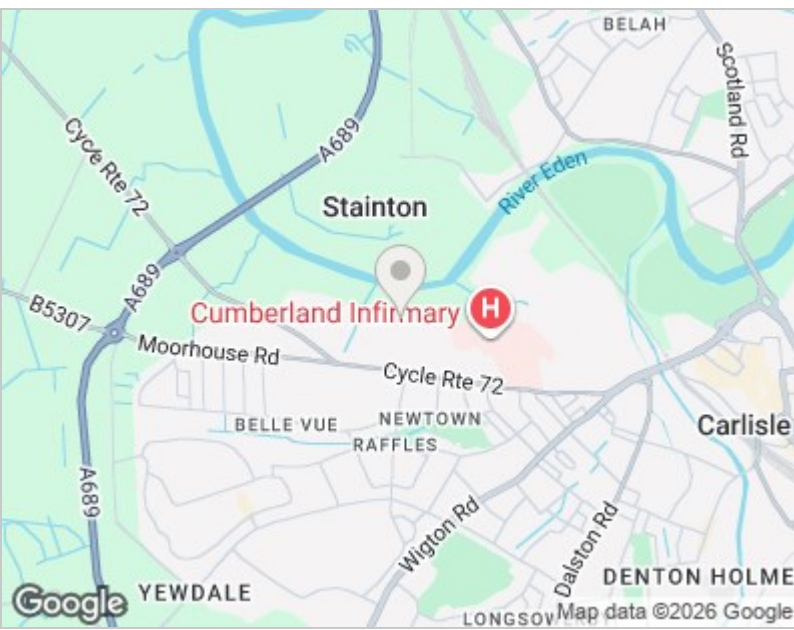
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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

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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