



Ritson Close

Carlisle, CA3 0QD

Guide Price £269,950



- Detached Family Home with No Onward Chain
- Modernisation Required with Excellent Potential
- Additional Reception Hall, Currently Used as a Dining Room
- Three Bedrooms and Family Bathroom
- Off-Road Parking and an Attached Double Garage with Internal Store
- Sought After Lowry Hill Location to the North of Carlisle
- Spacious Living Room with Garden Access
- Fitted Kitchen with Adjoining Utility Room
- Beautiful Rear Garden benefitting Lawn and Patio
- EPC - D

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NO CHAIN - This spacious three-bedroom detached family home occupies a desirable position within the sought-after Lowry Hill area to the north of Carlisle. Generously proportioned throughout, the property offers a versatile layout with excellent potential for buyers wishing to modernise and create a home tailored to their own style and requirements. Although updating is required and the property currently has a warm-air heating system, it already benefits from double glazing throughout. The accommodation includes a dual-aspect living room with direct access to the rear garden, while the reception hall is currently arranged as a dining room and provides a flexible additional living space. The fitted kitchen is complemented by a useful adjoining utility room, with three well-proportioned bedrooms and a family bathroom located on the first floor. Externally, the beautiful rear garden features both lawn and patio areas, providing an attractive setting for outdoor dining, entertaining and family life. Off-road parking and an attached double garage with an internal store add further practicality. The property is ideally placed for Kingmoor Infant and Junior School, the wide range of shops and amenities available at Kingstown, and excellent transport links, including regular bus services, convenient motorway access and Carlisle railway station. Combining spacious accommodation, a highly convenient location and considerable scope for improvement, this is an excellent opportunity to create a wonderful long-term family home.

Utilities, Services & Ratings:

Warm-Air Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - D.

Situated to the north of Carlisle, this is a highly desirable and well-established location, favoured for its excellent range of nearby amenities and superb transport connections. Everyday conveniences are particularly well catered for, with ASDA, M&S Foodhall and Next Home at Kingstown Retail Park, together with Morrisons, Aldi, Home Bargains, Bannatynes Health Club & Spa, North Carlisle Medical Practice and The Gosling Bridge Inn all within easy reach, while Carlisle city centre provides a wider selection of shopping, dining and social amenities. The area is also well placed for schooling and day-to-day family life, with Carlisle railway station easily accessible for those travelling further afield. For commuters, the M6 at Junction 44, the A69 and the city bypass are all conveniently close by, making travel throughout the region and beyond both straightforward and efficient.

Tel: 01228 584249

GROUND FLOOR:

RECEPTION HALL

Entrance door from the front with an obscured double glazed side panel window, additional obscured double glazed window, internal doors to the living room, WC/cloakroom, utility room and garage, external door to the rear garden, cupboard with double sliding doors, and stairs to the first floor landing.

LIVING ROOM

Double glazed window to the front aspect, double glazed sliding patio doors to the rear garden, fireplace with gas fire, and an internal door to the kitchen.

KITCHEN

Fitted base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated eye-level electric oven, gas hob, extractor unit, one bowl stainless steel sink with mixer tap, double glazed window to the rear aspect, double glazed window to the side aspect, under-stairs cupboard, cupboard housing the warm-air system, and an internal door to the utility room.

UTILITY ROOM

Space with plumbing for a washing machine, space for a fridge freezer, built-in cupboard, and an internal door to the reception hall.

WC/CLOAKROOM

Comprising a WC, wall-mounted wash hand basin with tiled splashback, and an extractor fan.

FIRST FLOOR:

LANDING

Stairs up from the ground floor reception hall, internal doors to three bedrooms and family bathroom, loft-access point, built-in cupboard with wall-mounted gas boiler internally, and a double glazed window to the rear aspect.

BEDROOM ONE

Double glazed window to the front aspect, double glazed window to the side aspect, and a built-in wardrobe with double sliding doors.

BEDROOM TWO

Double glazed window to the front aspect, and a built-in wardrobe with double sliding doors.

BEDROOM THREE

Double glazed window to the rear aspect.

BATHROOM

Three piece suite comprising a WC, wash basin, and

bath with mains shower over. Fully-tiled walls, and an obscured double glazed window.

EXTERNAL:

Front Garden & Parking:

To the front of the property is a block-paved driveway allowing off-street parking for multiple vehicles, with planted borders either side of the driveway entrance. Access from the driveway into the attached garage, along with an access gate to the rear garden.

Rear Garden:

To the rear of the property is an enclosed garden, benefitting a neat lawn with shillied borders, paving, and an additional shillied drying/seating area to the side.

GARAGE

Manual up-and-over garage door, power sockets, lighting, and a cold-water tap. Located within the garage is an internal store, benefitting fitted worksurfaces, power sockets, lighting, and a stainless steel sink unit.

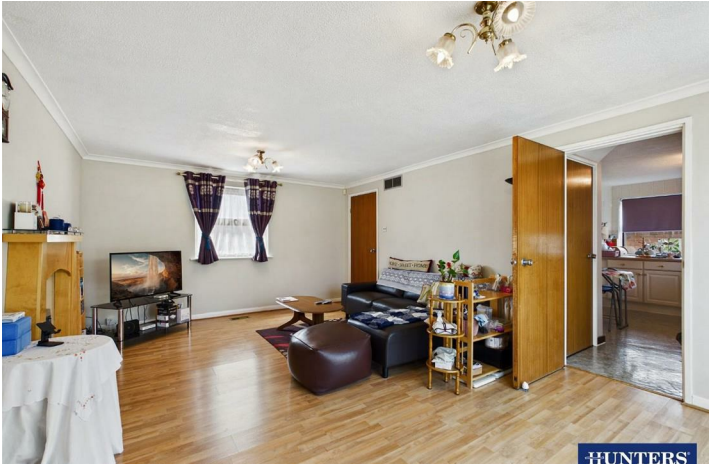
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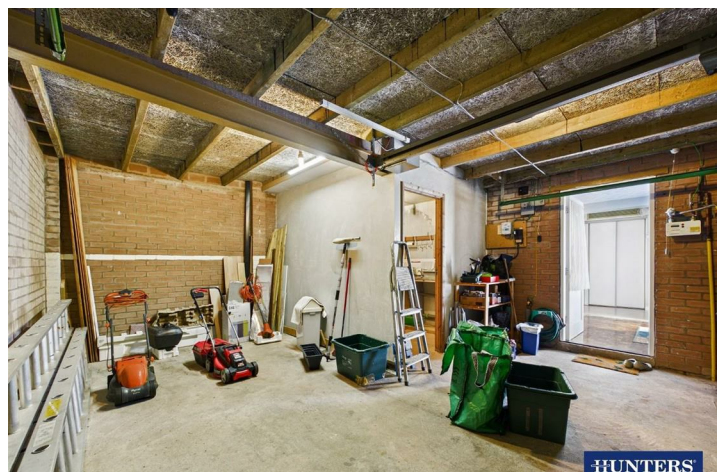
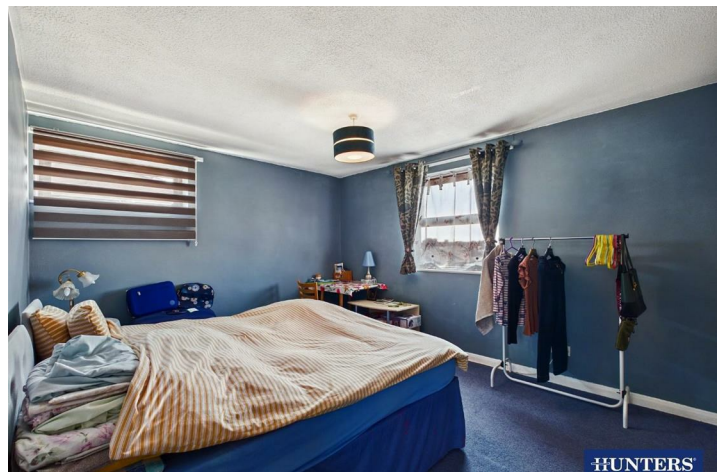
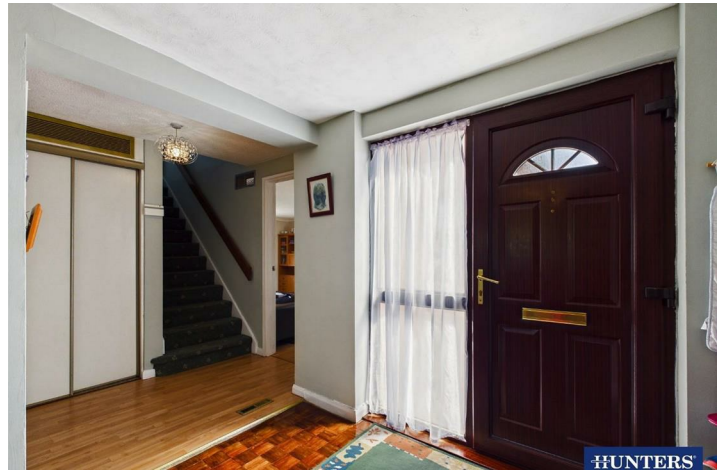
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AML DISCLOSURE:

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.

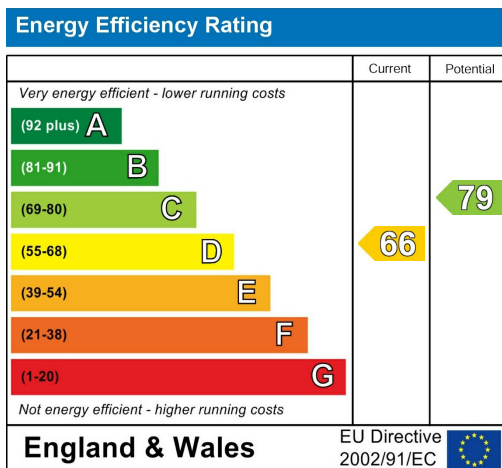
Floorplan







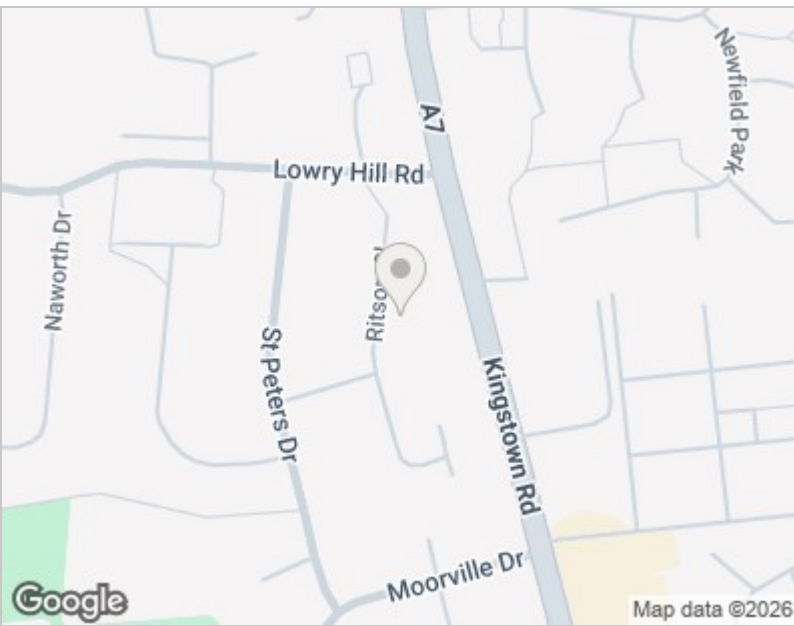
Energy Efficiency Graph



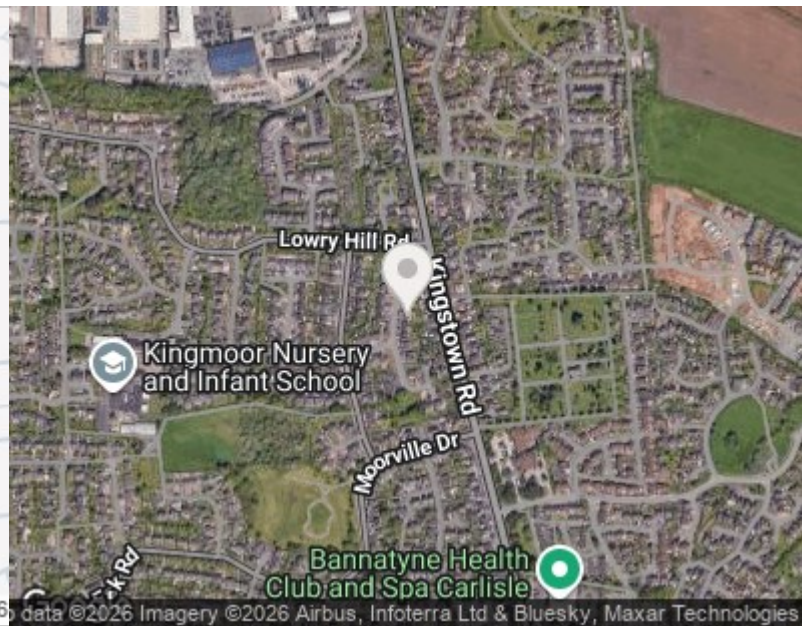
Viewing

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





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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