



Freer Street

Carlisle, CA2 5JX

Guide Price £125,000



- Mid-Terraced House
- Lovingly Maintained & Ready for Modernisation
- Two Double Bedrooms
- Forecourt Garden & Rear Yard
- Ideal for First Time Buyers, Young Families & Investors

- Popular Denton Holme Location
- Spacious Living Room with Gas Fire & Fitted Kitchen
- Downstairs Shower Room & First Floor Bathroom
- Large Outbuilding to the Rear
- EPC - C

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NO CHAIN – Ideally positioned in the popular area of Denton Holme, this two-bedroom mid-terraced home offers an excellent opportunity for first-time buyers, young families, and investors alike. Lovingly maintained but now ready for a degree of modernisation, the property features a spacious living room, fitted kitchen, ground floor shower room, two double bedrooms, and a first-floor bathroom. Outside, there is a forecourt garden to the front, an enclosed rear yard, and a generous outbuilding complete with power and lighting. An ideal home with great potential, contact Hunters today to arrange your viewing.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - A.

Denton Holme is a popular and vibrant urban village located just a short walk from Carlisle city centre, offering a unique blend of community spirit and convenient city living. The area is well-served with a variety of local amenities including independent shops, convenience stores, cafés, takeaways, florists, and entertainment venues, alongside a reputable primary school that adds to its family-friendly appeal. Residents enjoy easy access to picturesque riverside and woodland walks along the River Caldew, providing a welcome retreat into nature. Excellent transport connections make Denton Holme highly accessible, with the City Bypass reachable via Dalston Road or Wigton Road in under 10 minutes and the M6 motorway around 15 minutes away, making it an ideal location for commuters. With its mix of local character, community amenities, and proximity to the heart of Carlisle, Denton Holme continues to be a sought-after area for a diverse range of residents.

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, internal door to the living room, radiator, and stairs to the first floor landing.

LIVING ROOM

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

KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, space and plumbing for a washing machine, space for an under-counter fridge/freezer, one bowl stainless steel sink with mixer tap, radiator, internal door to the rear hall, and a double glazed window to the rear aspect.

REAR HALL

External door to the rear yard and an internal door to the shower room.

SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin, and a shower enclosure with mains shower. Part-boarded walls, radiator, and an obscured double glazed window.

FIRST FLOOR:

LANDING

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

BEDROOM ONE

Two double glazed windows to the front aspect, and a radiator.

BEDROOM TWO

Double glazed window to the rear aspect, radiator, and a built-in airing cupboard with radiator internally.

BATHROOM

Three piece suite comprising a WC, pedestal wash basin, and bath with mains shower over. Part-tiled walls, radiator, double glazed window to the rear aspect, and a fitted cupboard with wall-mounted gas boiler internally.

EXTERNAL:

Front Forecourt & Parking:

Low-maintenance forecourt garden with pathway and gate from the pavement to the front door. Parking is available on-street within Freer Street.

Rear Yard:

To the rear of the property is an enclosed yard, fully paved and benefitting an external cold water tap, access gate to the rear lane, and an access door to the outbuilding.

OUTBUILDING

Pedestrian access door, double glazed window, power and lighting.

WHAT3WORDS:

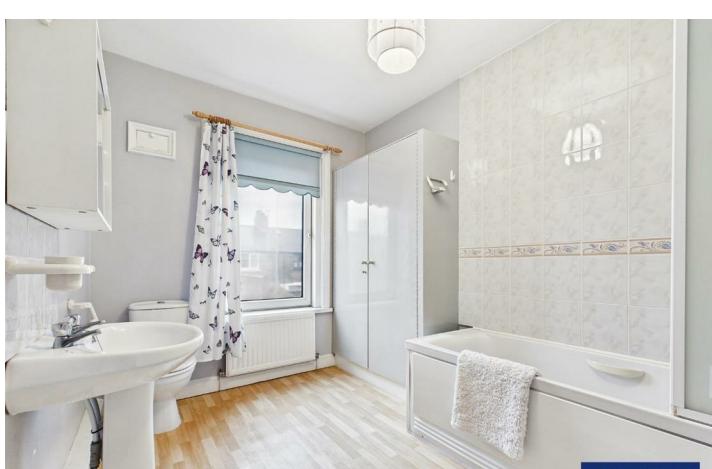
For the location of this property, please visit the What3Words App and enter - losses.known.unique

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







HUNTERS®

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 | |

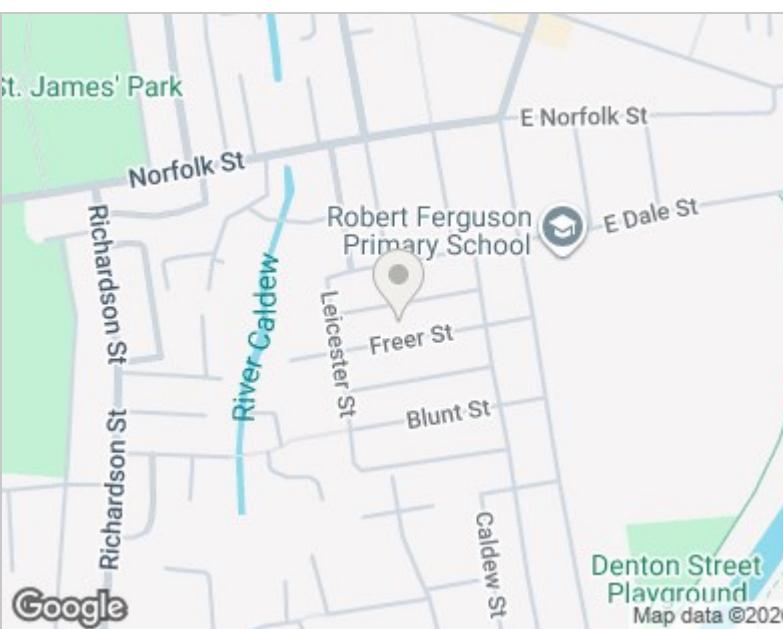
| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G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

Viewing

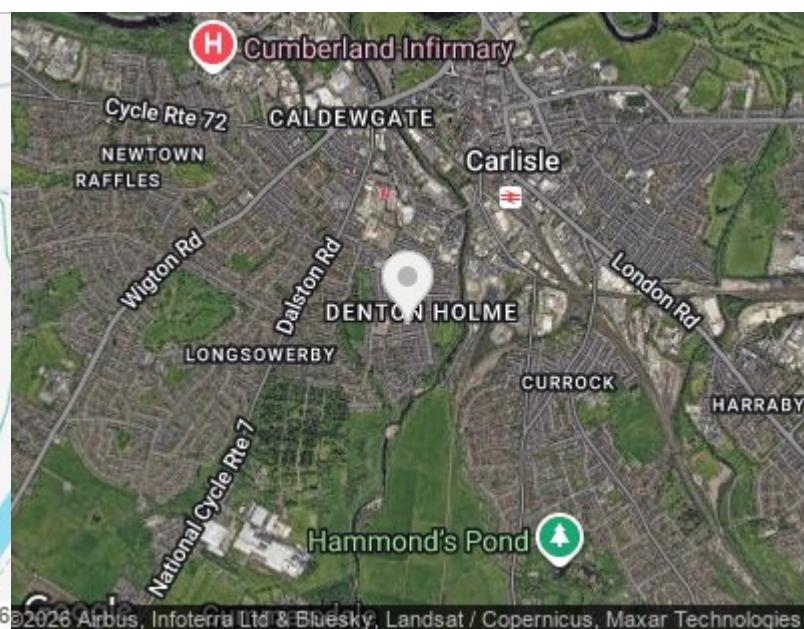
Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Tel: 01228 584249

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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