



## California Road

Carlisle, CA3 0BY

Guide Price £180,000



- No Onward Chain
- Stylish, High-Specification Interior Finished to an Excellent Standard
- Modern Kitchen with Granite Worksurfaces and Integrated Appliances
- Two Double Bedrooms and a Luxurious Shower Room
- Off-Road Parking and Attractive Garden with Useful Shed
- Beautifully Renovated End-Terrace Bungalow in a Popular Carlisle Location
- Bright and Welcoming Throughout with Neutral Décor and Contemporary Floorcoverings
- Cosy Sitting Room plus a Beautiful Conservatory Overlooking the Garden
- Large Loft Space with Pull-Down Ladder Access
- EPC - C

# California Road

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Offered to the market with no onward chain, this beautifully renovated two-bedroom end-terrace bungalow is situated within a convenient Carlisle location and presents an exceptional opportunity to acquire a stylish, turn-key home finished to a high specification throughout. Thoughtfully and extensively improved, the property offers a bright, elegant and welcoming interior, with neutral decoration, contemporary floorcoverings and carefully selected finishes creating a real sense of quality. The modern kitchen is a standout feature, appointed with granite worksurfaces and integrated appliances, while the attractive sitting room provides a comfortable space for everyday living. Additionally, the beautiful conservatory adds excellent year-round versatility, enjoying a pleasant outlook over the garden and providing a superb additional reception space. There are two generous double bedrooms, complemented by a luxurious shower room, while the large loft with pull-down ladder access offers useful storage. Externally, the property benefits from off-road parking and an attractive garden with shed. Combining high-quality presentation, single-storey living and a desirable location, this superb bungalow is ideally suited to downsizers, first-time buyers or those seeking a low-maintenance home ready to move straight into, with an early viewing highly recommended to fully appreciate the quality and finish on offer.

Utilities, Services & Ratings:  
Gas Central Heating and Double Glazing Throughout.  
EPC - C and Council Tax Band - A.

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:

### KITCHEN

A modern fitted kitchen comprising a range of base, wall and drawer units with matching granite worksurfaces and upstands above. Integrated eye-level MIELE electric oven, MIELE electric hob, extractor unit, integrated MIELE microwave, integrated fridge freezer, integrated dishwasher, inset one bowl stainless steel sink with mixer tap and worksurface draining grooves, space with plumbing for a washing machine, space for a tumble dryer, wall-mounted gas boiler, recessed lighting, designer vertical radiator, double glazed window to the rear aspect with fitted Venetian blind, and an external door to the rear driveway.

### HALLWAY

Internal sliding doors to the living room and shower room, internal doors to two bedrooms and conservatory, recessed lighting, sun-tunnel, built-in cupboard with consumer unit internally, and a loft-access point. The loft includes a pull-down ladder, carpet, lighting, power sockets, and multiple eaves-storage areas.

### LIVING ROOM

Double glazed patio doors to the conservatory with perfect-fit blinds, designer vertical radiator, and recessed lighting.

### CONSERVATORY

Double glazed windows to the front aspect with perfect-fit blinds, two external doors to the front garden, and a radiator.

### BEDROOM ONE

Double glazed window to the rear aspect with fitted Venetian blind, and a radiator.

### BEDROOM TWO

Double glazed window to the front aspect with fitted Venetian blind, and a radiator.

### SHOWER ROOM

Three piece suite comprising a wall-mounted WC with concealed cistern, wall-mounted vanity unit

with inset wash basin, and a walk-in shower enclosure benefitting a mains shower with rainfall shower head and hand attachment. Fully-tiled walls, designer vertical radiator, recessed lighting, extractor fan, and an obscured double glazed window.

### EXTERNAL:

#### Front Garden:

To the front of the property is a lovely garden, including a crazy-paved seating area, a neat lawn garden with established borders and mature hedging, a timber garden shed, an external cold water tap, and an external power socket.

#### Parking:

To the rear of the property is a block-paved driveway providing off-street parking for two vehicles. There is an access door into the kitchen, along with an external power socket and lighting.

### WHAT3WORDS:

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

### AML DISCLOSURE:

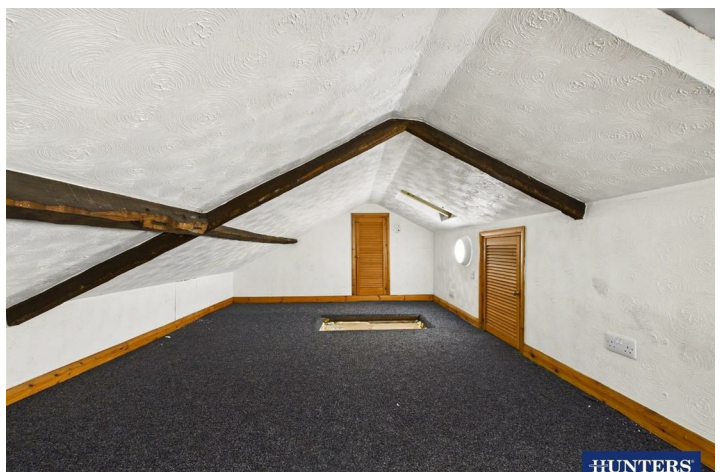
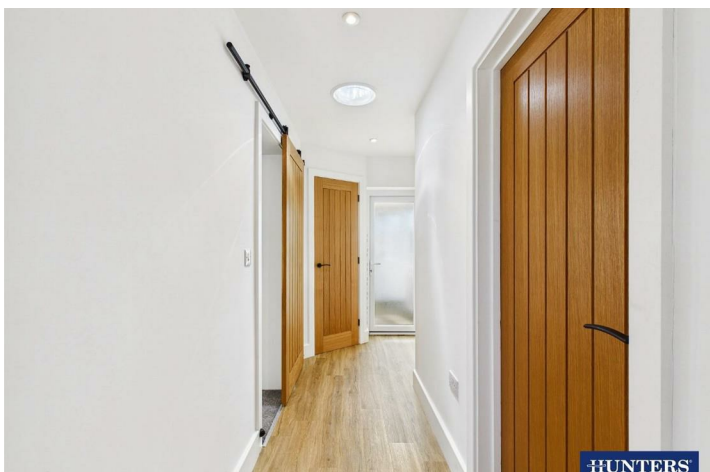
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

### AGENTS NOTE:

The neighbouring properties benefit a pedestrian right of way over the driveway, along with a path to the bottom of the front garden.

# Floorplan

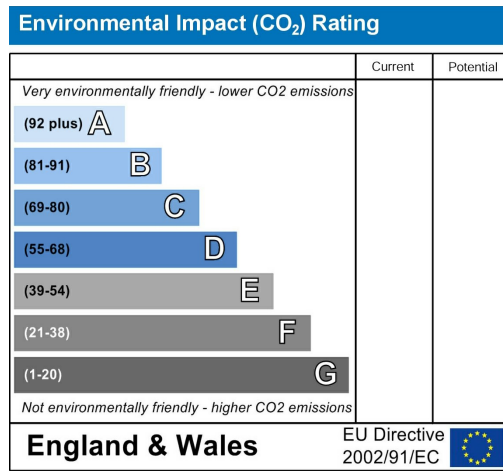
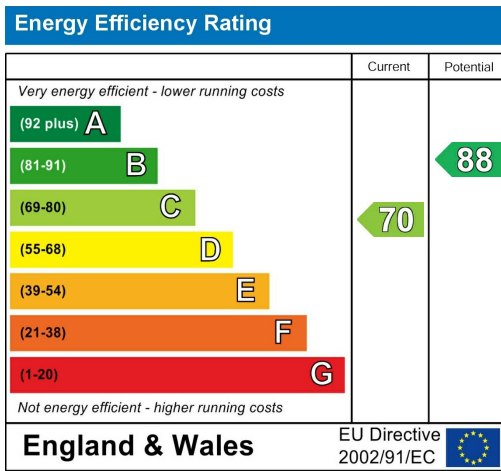






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### Energy Efficiency Graph

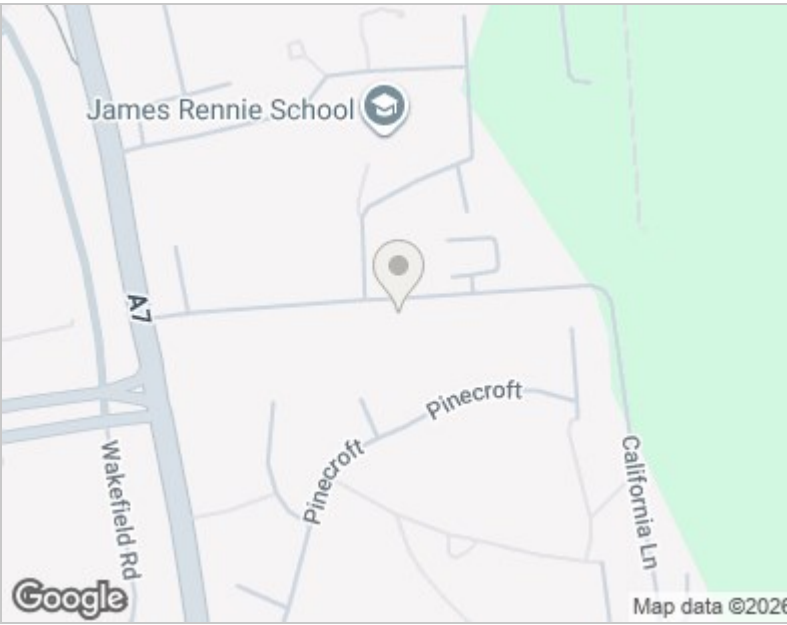


### Viewing

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



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HERE TO GET YOU THERE

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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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