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Swan Street

Longtown, Carlisle, CA6 5UY

Guide Price £120,000

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- No Onward Chain
- Very Well Presented Throughout
- Modern Kitchen with Central Island & Breakfast Bar
- Luxurious Bathroom with Freestanding Bathtub
- Air-Source Heat Pump & Double Glazing
- Mid-Terraced House in the Centre of Longtown
- Spacious Living Room with Electric Fire
- Two Double Bedrooms with Master Dressing Room
- Ample On-Street Parking
- EPC - D

Tel: 01228 584249

Swan Street

Longtown, Carlisle, CA6 5UY

Guide Price £120,000

NO CHAIN – This two-bedroom mid-terraced house represents a fantastic purchase for those seeking a touch of luxury in the heart of Longtown. Internally, the property has been thoughtfully modernised and features a bright and spacious living room, a contemporary dining kitchen with central island and breakfast bar, two double bedrooms, one benefitting from an adjoining dressing room, and an outstanding four-piece bathroom with a freestanding bathtub. The property further benefits from double glazing and an air-source heat pump central heating system, ensuring it is as efficient as it is modern. Externally, there is a small rear yard with a brick-built outbuilding, ideal for storage or potential conversion into a home office or summerhouse, subject to the necessary permissions, along with ample on-street parking to the front. A viewing is highly recommended, contact Hunters today.

Utilities, Services & Ratings:
Central Heating via Air-Source Heat Pump and Double Glazing Throughout.
EPC - D and Council Tax Band - A.

Longtown is a thriving town located to the North of Carlisle, on the historic A7 which connects from the English border through to Scotland's capital city, Edinburgh. For the every-day essentials, the town boasts a wide range of amenities including independent shops, convenience stores, garage, take-away restaurants and pharmacy. Additionally, Longtown also benefits from a doctors surgery, Longtown Primary School, village hall and Arthuret Church. For those looking to commute, heading South on the A7 provides direct access back to the Border City of Carlisle, which includes access onto the M6 J44, the A595 and the A69 whereas heading North over the border, the town of Gretna allows access to the A74(M) and A75. For those requiring rail connections, Carlisle Citadel Station is on the West Coast mainline, providing fast and frequent services South to London in around 3hours 23minutes and North to Edinburgh in 1hour 16minutes.

Tel: 01228 584249

GROUND FLOOR:

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

LIVING ROOM
Two double glazed windows to the front aspect, radiator, wall-mounted electric fire, recessed spotlights, and an opening to the kitchen.

KITCHEN
Fitted grey-gloss kitchen with central island and breakfast bar, comprising a range of base, tall and drawer units with worksurfaces and tiled splashbacks above. Integrated eye-level electric oven, electric induction hob with downdraft extractor, space for an under-counter fridge, space for an under-counter freezer, one and a half bowl stainless steel sink with mixer tap, recessed spotlights, radiator, under-stairs cupboard with lighting, internal door to the utility room, and two double glazed windows to the rear aspect.

UTILITY
Fitted base units with worksurface and tiled splashbacks above, space and plumbing for a washing machine, radiator, internal door to the WC/cloakroom, external door to the rear yard, and a small double glazed window to the rear aspect.

WC/CLOAKROOM
Two piece suite comprising a WC and pedestal wash basin. Tiled splashbacks, recessed spotlights, and a double glazed window to the rear aspect.

FIRST FLOOR:

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

BEDROOM ONE & DRESSNG ROOM
Bedroom One:
Two double glazed windows to the rear aspect, radiator, additional internal door to the landing, and an opening to the dressing room.
Dressing Room:
Fitted wardrobes with storage above, matching fitted dressing table, and recessed spotlights.

BEDROOM TWO
Two double glazed windows to the front aspect, radiator, and an over-stairs cupboard with lighting internally.

BATHROOM
Four piece suite comprising a vanity unit with WC and wash basin, freestanding bathtub with freestanding chrome taps and hand shower attachment, and a shower enclosure benefitting a mains shower with rainfall shower head and wand. Fully-boarded walls, extractor fan, built-in cupboard with water tank internally, and an obscured double glazed window.

EXTERNAL:
To the rear of the property is a low-maintenance yard, which includes the air-source heat pump, access gate, and access into the lockable brick outbuilding. Parking is available on-street to the front.

OUTBULDING
Lockable brick outbuilding which includes double glazed patio doors.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - reduction.employer.delved

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

WC/Cloakroom
6'10" x 3'1"
2.11 x 0.95 m
Utility Room
7'0" x 6'1"
2.14 x 1.86 m
Kitchen
14'2" x 12'6"
4.33 x 3.82 m
Living Room
12'2" x 15'5"
3.72 x 4.71 m
Ent. Hall
4'4" x 4'10"
1.34 x 1.48 m
S
E
W
N
Ground Floor Building 1
Bathroom
7'1" x 9'6"
2.17 x 2.92 m
Landing
2'11" x 5'4"
0.90 x 1.64 m
Bedroom One
12'4" x 12'4"
3.76 x 3.78 m
Landing
2'9" x 9'1"
0.84 x 2.77 m
Dressing Room
8'8" x 3'11"
2.66 x 1.21 m
Bedroom Two
12'2" x 9'3"
3.73 x 2.83 m
Floor 1 Building 1
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Approximate total area(1)
923 ft²
85.8 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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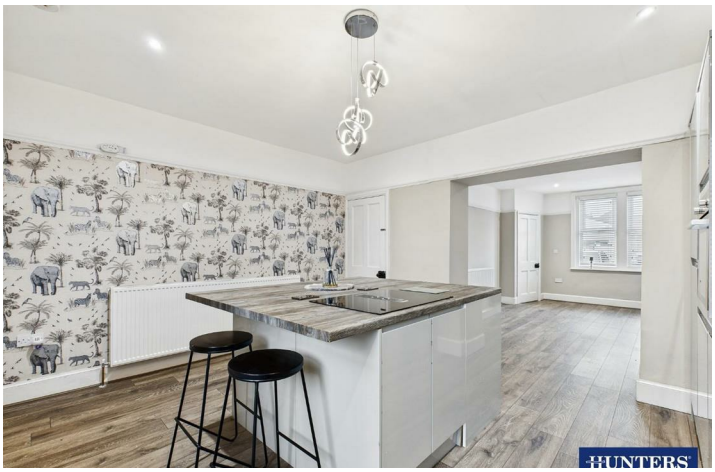

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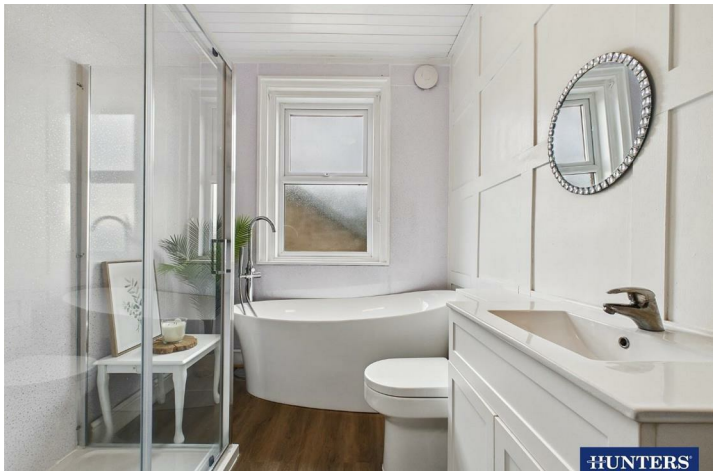
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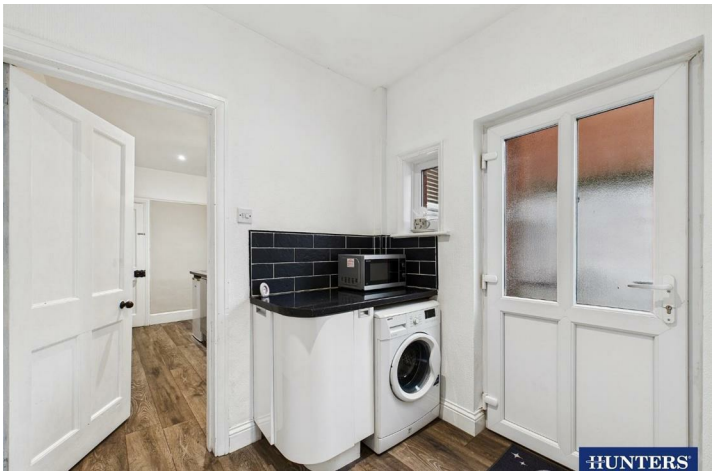
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BLACKPOOL
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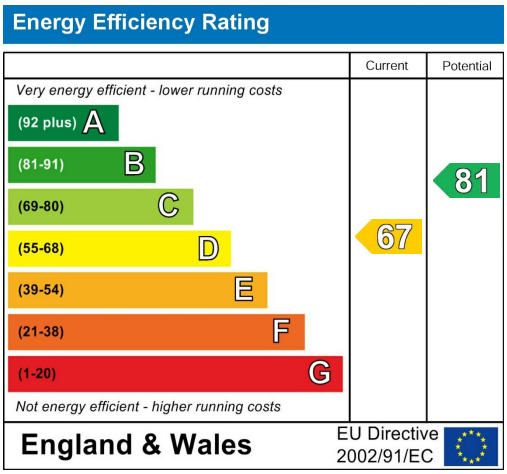
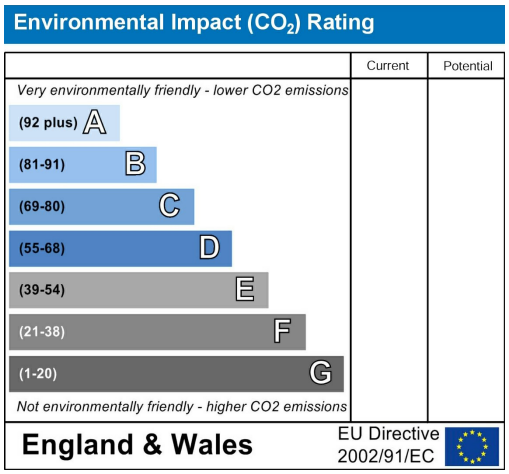
Energy Efficiency Graph

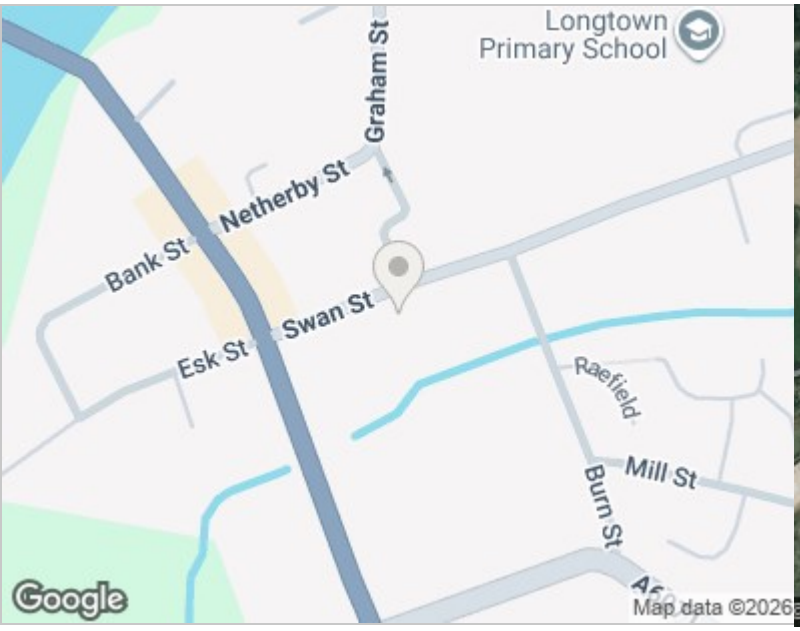




Viewing

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

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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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The Property Ombudsman