



## Fernlea Way

Carlisle, CA3 9SH

Guide Price £165,000



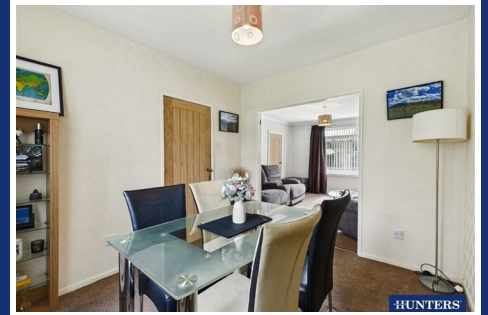
- End-Terrace House
- Excellent Scope to Personalise and Improve
- Three Bedrooms
- Enclosed Rear Garden with Useful Outbuilding
- Double Glazing and Gas Central Heating

- Popular Location to the North of Carlisle
- Living Room and Dining Room
- Modern Family Bathroom
- Tarmacked Front Garden providing Off-Street Parking
- EPC - C

# Fernlea Way

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Occupying a popular position to the north of Carlisle, this three-bedroom end-terrace home presents an excellent opportunity for buyers seeking a property they can personalise and improve to suit their own taste and requirements. Offering well-arranged accommodation with genuine potential, the property comprises both a living room and dining room, kitchen, three bedrooms and a modern family bathroom, making it ideally suited to first-time buyers, young families or investors alike. Externally, the home benefits from an enclosed rear garden with a useful outbuilding, providing both practical storage and outdoor space, while the tarmacked frontage offers potential for off-street parking. Complete with double glazing and gas central heating, this is an appealing home with strong potential in a convenient and popular residential location, contact Hunters today to arrange your viewing.

#### 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.

## GROUND FLOOR:

### HALLWAY

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

### LIVING ROOM

Double glazed window to the front aspect, radiator, fireplace with electric fire, and an opening to the dining room.

### DINING ROOM

Double glazed window to the rear aspect, radiator, and an internal door to the kitchen.

### KITCHEN

Fitted base and wall units with worksurfaces and tiled splashbacks above. Freestanding electric cooker, space with plumbing for a washing machine, space with plumbing for a dishwasher, double glazed window to the rear aspect, and an external door to the side pathway.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and bathroom, loft-access point, and an obscured double glazed window.

### BEDROOM ONE

Double glazed window to the front aspect, and a radiator.

### BEDROOM TWO

Double glazed window to the rear aspect, and a radiator.

### BEDROOM THREE

Double glazed window to the front aspect, radiator, and an over-stairs cupboard.

### BATHROOM

Three piece suite comprising a WC, vanity unit with wash basin, and a P-shaped bath benefitting a mains shower with rainfall shower head and hand attachment. Fully-boarded walls, chrome towel

radiator, extractor fan, two obscured double glazed windows, and a built-in cupboard housing the wall-mounted gas boiler.

## EXTERNAL:

### Front Driveway:

To the front of the property is a fully tarmacked garden, providing space for parking two vehicles off-road, however, the kerb has not been lowered. A gate and pathway to the side of the property provide access to the rear garden.

### Rear Garden:

To the rear of the property is an enclosed garden, predominantly laid to lawn, with a detached outbuilding and an external cold-water tap.

## WHAT3WORDS:

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

## 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.

## AGENTS NOTE:

The property is of concrete construction, please speak with your financial advisor prior to submitting an offer.

# Floorplan

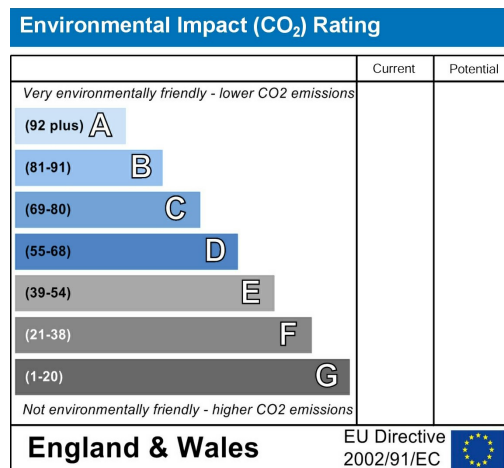
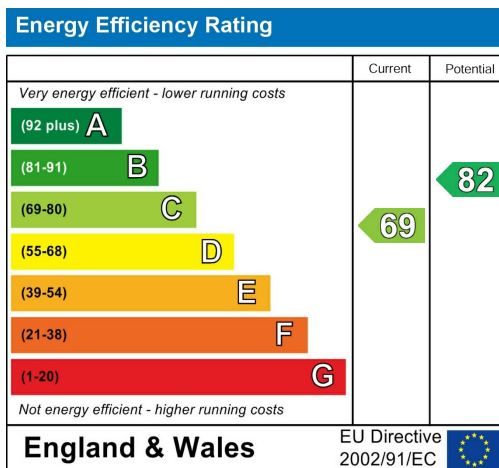






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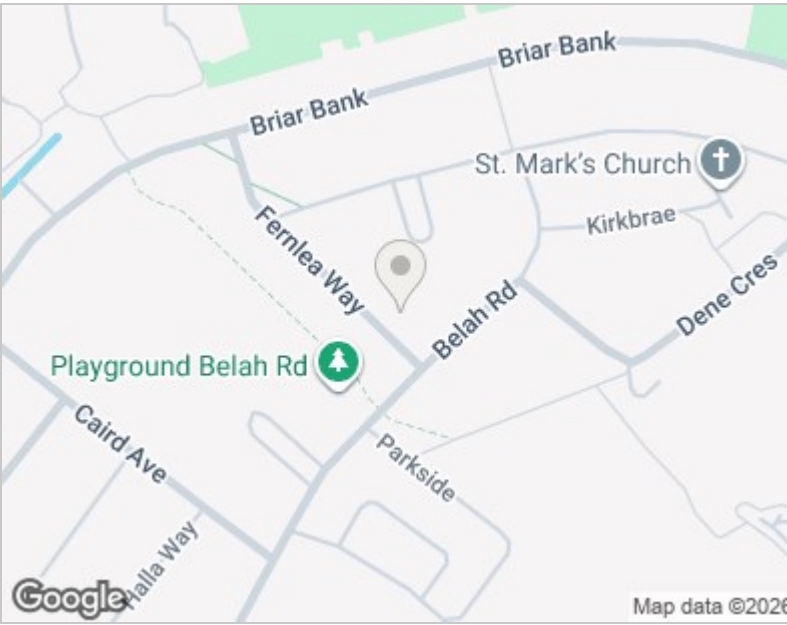
## Energy Efficiency Graph



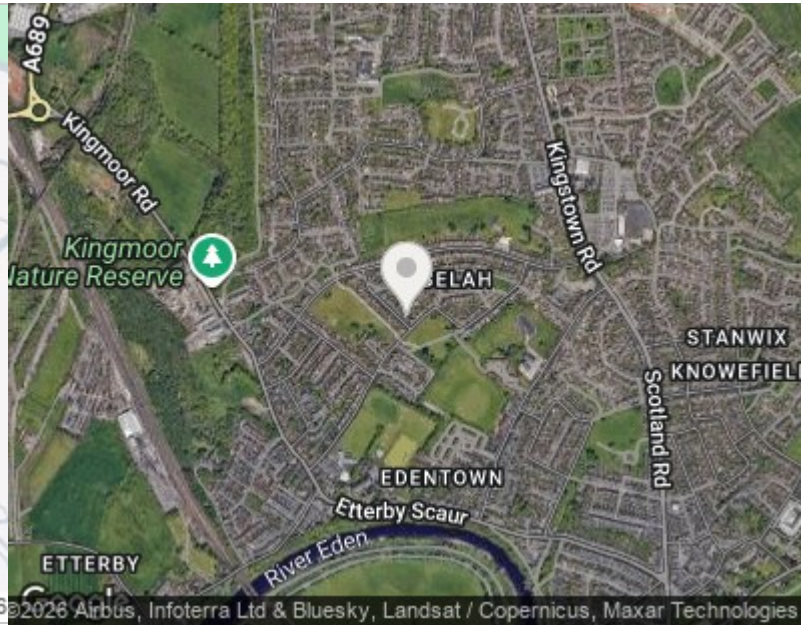
## Viewing

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





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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