

168 Scalegate Road, Carlisle, CA2 4PR.

Guide Price £119,000

PFK

168 Scalegate Road

This semi-detached house offers two bedrooms, one bathroom and one reception room, complemented by a dining kitchen and a separate ground floor WC. The living room has space for seating areas, with a wide window bringing in natural light. The fitted dining kitchen has a practical layout, wood-effect cabinetry and contrasting dark worktops, providing cupboard storage and preparation space. A built-in oven and hob are included, with space for a washing machine and fridge freezer. The dining area benefits from a large window and glazed external door, creating a connection to the rear garden. The landing leads off to both bedrooms which are bright and welcoming, with a wide window in the rear bedroom offering a leafy outlook across the park. The bathroom features a bath with an overhead shower, a pedestal basin and WC. Tiled walls, a frosted window and a mirrored cabinet complete the room.

Outside, the enclosed rear garden provides space to enjoy the open air, with a lawned area, paved patio, play area and garden path. Fenced boundaries and gated sections define the garden, which also currently houses a timber shed and additional storage area to the side of the property where gated access leads to the front. The rear garden enjoys a green outlook across an expansive park/field, framed by mature trees and established hedging. At the front, the traditional brick and rendered exterior is complemented by a driveway providing ample off-road parking.













168 Scalegate Road

Carlisle

Providing an ideal home for a small family, first time buyer or someone who is looking for a rental property with a good return.

Situated in the Upperby area of Carlisle, the property enjoys an open outlook to the rear across the parkland at Hammond's Pond. The park is close by for walks and has a children's play area and sports pitches. The property also offers convenient access to the Carlisle city centre and Carlisle Southern Link Road, which connects the A595 with junction 42 of the M6.

Directions

The property can be located by using What3Words - ///speaks.vine.tricks or via the Post Code CA2 4PR.

- **EPC rating D**
- **Tenure: Freehold**
- **Council Tax: Band A**

ACCOMMODATION

GROUND FLOOR

Hallway
3' 8" x 3' 7" (1.12m x 1.09m)

Living Room
12' 3" x 11' 4" (3.74m x 3.45m)

Dining Kitchen
14' 3" x 6' 11" (4.34m x 2.11m)

Ground Floor WC
3' 6" x 2' 7" (1.06m x 0.80m)

FIRST FLOOR

Landing
4' 8" x 4' 0" (1.42m x 1.23m)

Bedroom 1
13' 11" x 10' 3" (4.24m x 3.12m)

Bedroom 2
9' 3" x 7' 10" (2.83m x 2.40m)

Bathroom
7' 5" x 3' 8" (2.27m x 1.11m)

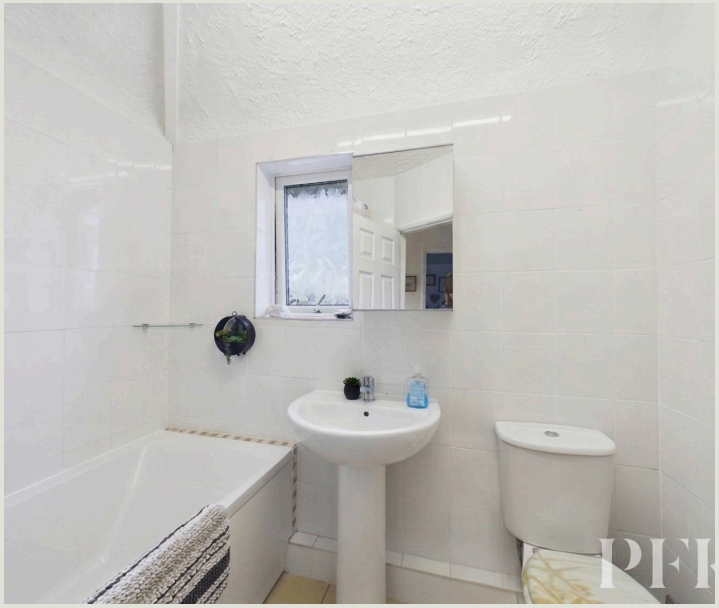
Outside

Front Garden/Parking
Driveway providing ample offroad parking and access to the main entrance.

Rear Garden
Good size rear garden with patio, lawned areas and play area. A pathway to the side leads through a gate to the front of the property.













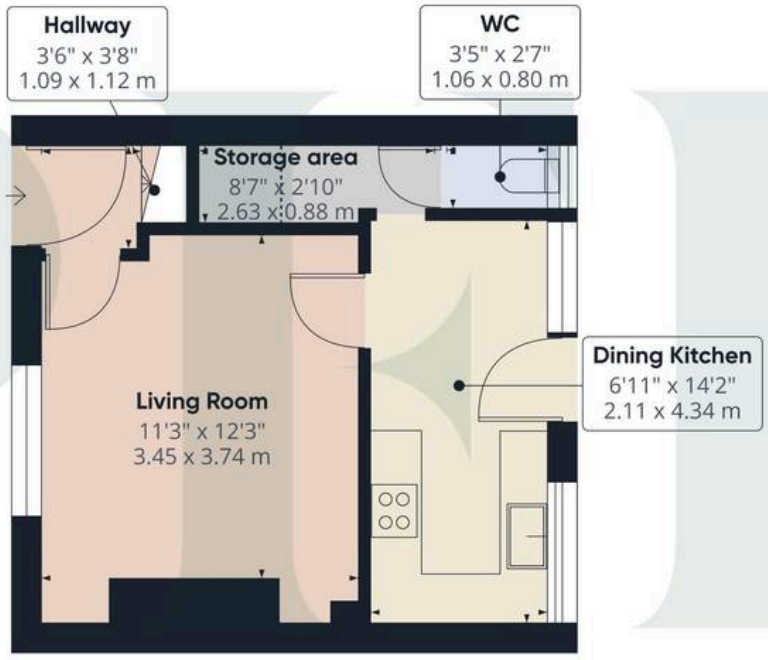
ADDITIONAL INFORMATION

Services

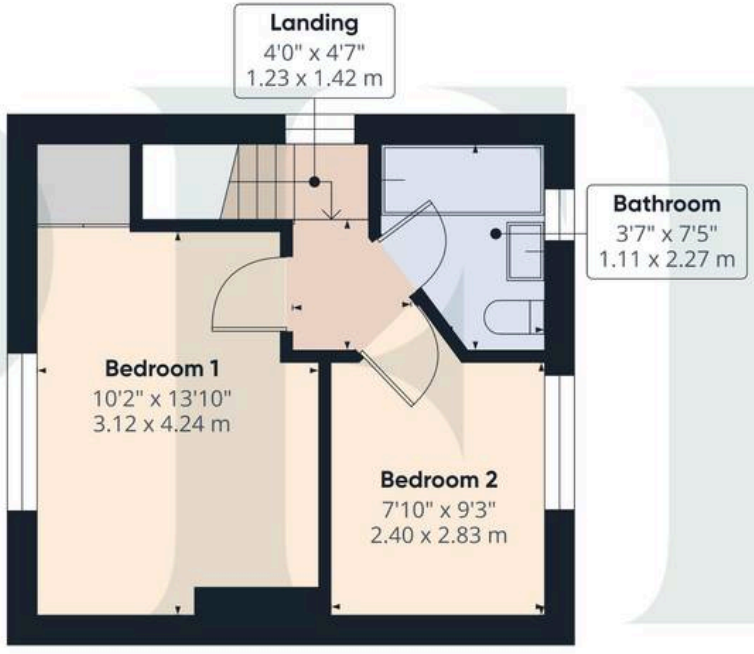
Mains gas, electricity, water and drainage. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referrals & Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.



Floor 0





Floor 1

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Approximate total area(1)

576 ft²

53.6 m²

Reduced headroom

9 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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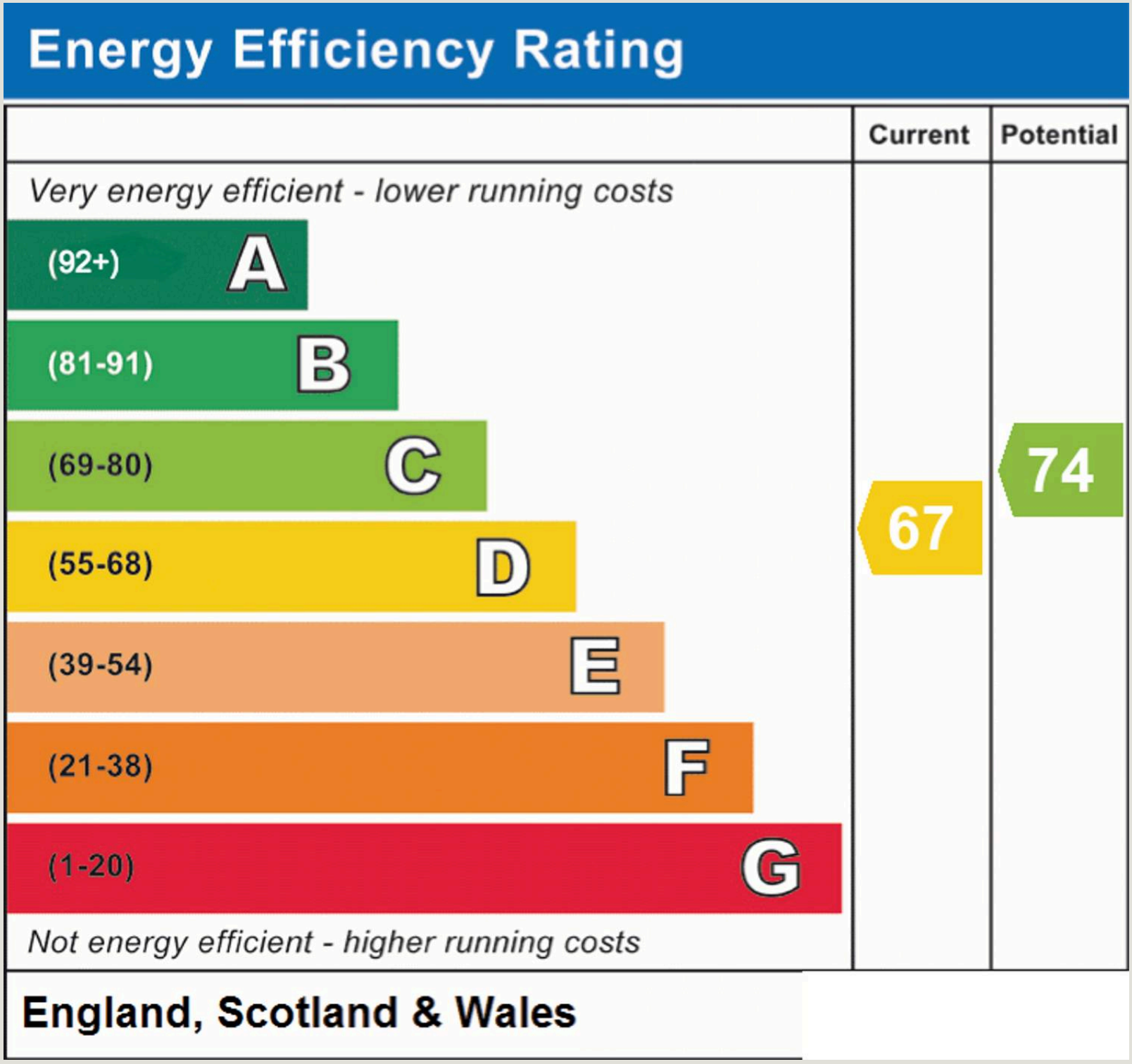
Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
67
74
England, Scotland & Wales



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