



Currock Park Avenue

Carlisle, CA2 4DH

£1,100 Per Month

Deposit £1,269



- Modern Semi-Detached House
- Contemporary Fitted Open Plan Dining Kitchen
- Convenient Downstairs WC
- Three Bedrooms
- Rent £1,100 PCM Deposit £1,269 Holding Deposit £253

- Recently Renovated Throughout
- Living Room with Fireplace & Bay Window
- Modern Family Bathroom
- Rear Garden with Landscaped Patio Area
- EPC - C Council Tax Band - B

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Carlisle, CA2 4DH

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Ready for immediate let, this impressive home has been finished to a high standard with brand-new carpets and modern décor. Perfect for professionals or young families seeking a high-quality, low-maintenance home.

Modern kitchen/diner, open-plan layout with a breakfast bar—perfect for social living.

Bright living room, features a large bay window and a focal fireplace.

Fresh interiors, three well-sized bedrooms, all recently decorated with new carpets.

Modern family bathroom plus a convenient downstairs WC.

Enclosed rear garden with a landscaped patio.

Private gravelled driveway and front garden.

EPC rating C

Council Tax Band B

Rent £1,100 PCM

Deposit £1269

Holding Deposit £253

No pets, No smokers

To arrange a viewing, please contact cumbria_scot.lettings@hunters.com to obtain an application pack.

GROUND FLOOR:

HALLWAY:

Entrance door from the front, internal doors to living room and dining kitchen, single radiator, and stairs up to the first floor landing.

LIVING ROOM

Bay window to the front aspect, fireplace, and a radiator.

DINING KITCHEN

Modern fitted kitchen with breakfast bar, comprising a range of base and wall units with matching work surfaces above. Integrated oven with induction hob, space for additional appliances, extractor unit, one and a half sink with mixer tap, recessed spotlights, radiator, window to rear aspect. Open plan dining area with sliding doors to rear garden.

WC

Two piece suite comprising a WC & wash hand basin. Tiled splashback on basin.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to master bedroom, bedroom two, bedroom three and family bathroom.

MASTER BEDROOM

Bay window to front elevation, radiator, alcove storage.

BEDROOM TWO

Window to rear elevation & radiator.

BEDROOM THREE

Window & radiator.

FAMILY BATHROOM

Three piece suite comprising a WC & basin unit with storage beneath, bathtub with shower fitting overhead. Tiled walls, chrome towel radiator, recessed spotlights, mirror with power supply and window.

EXTERNAL:

Front Garden:

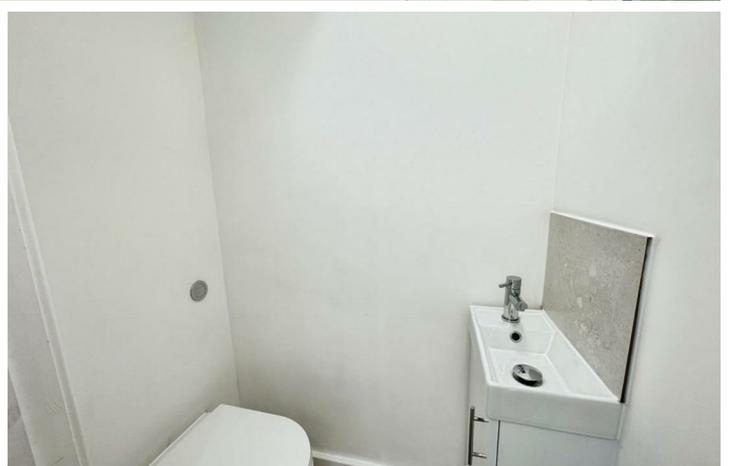
To the front of the property is a garden area, gated access path and gravelled driveway area.

Rear Garden:

To the rear of the property is a landscaped garden benefitting a lawn and patio area, with gated access path to driveway.

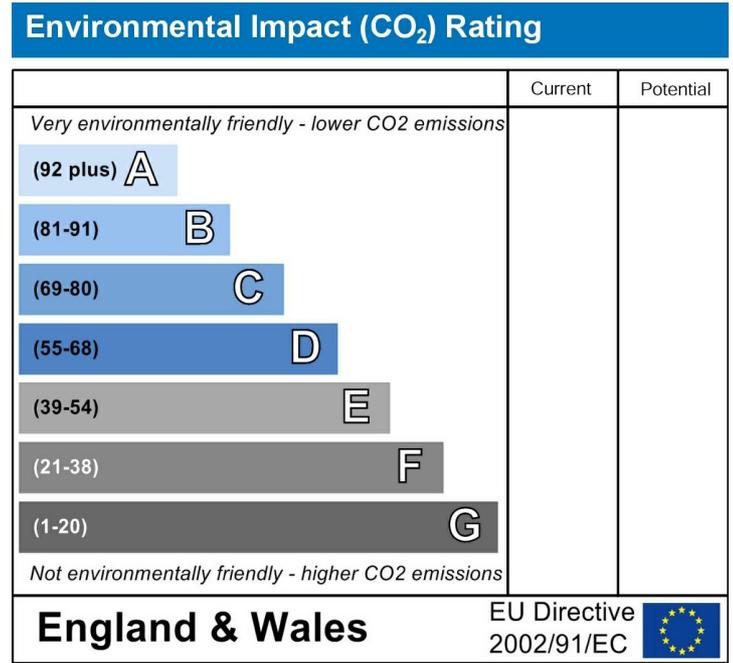
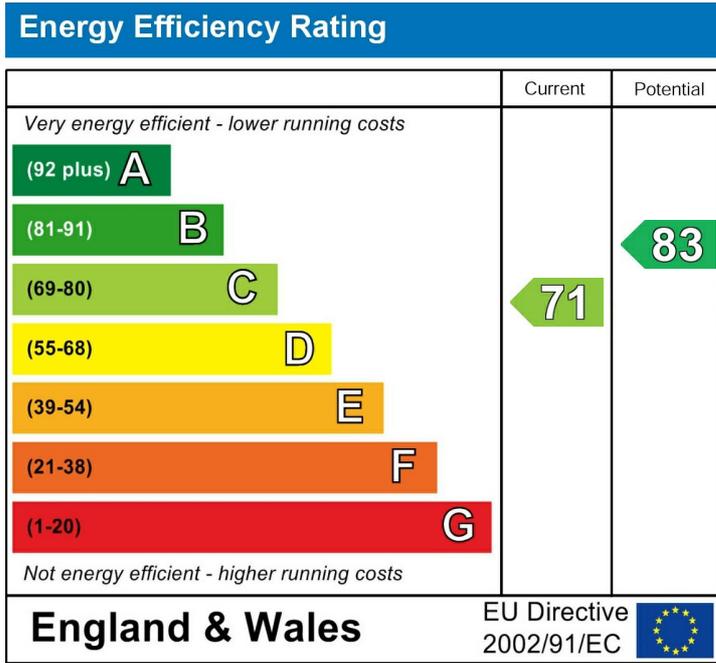
WHAT3WORDS:

For the location of this property, please visit the [What 3 Words App and enter -
///preoccupied.excuse.gets](https://www.what3words.com/what3words-App-and-enter-///preoccupied.excuse.gets)





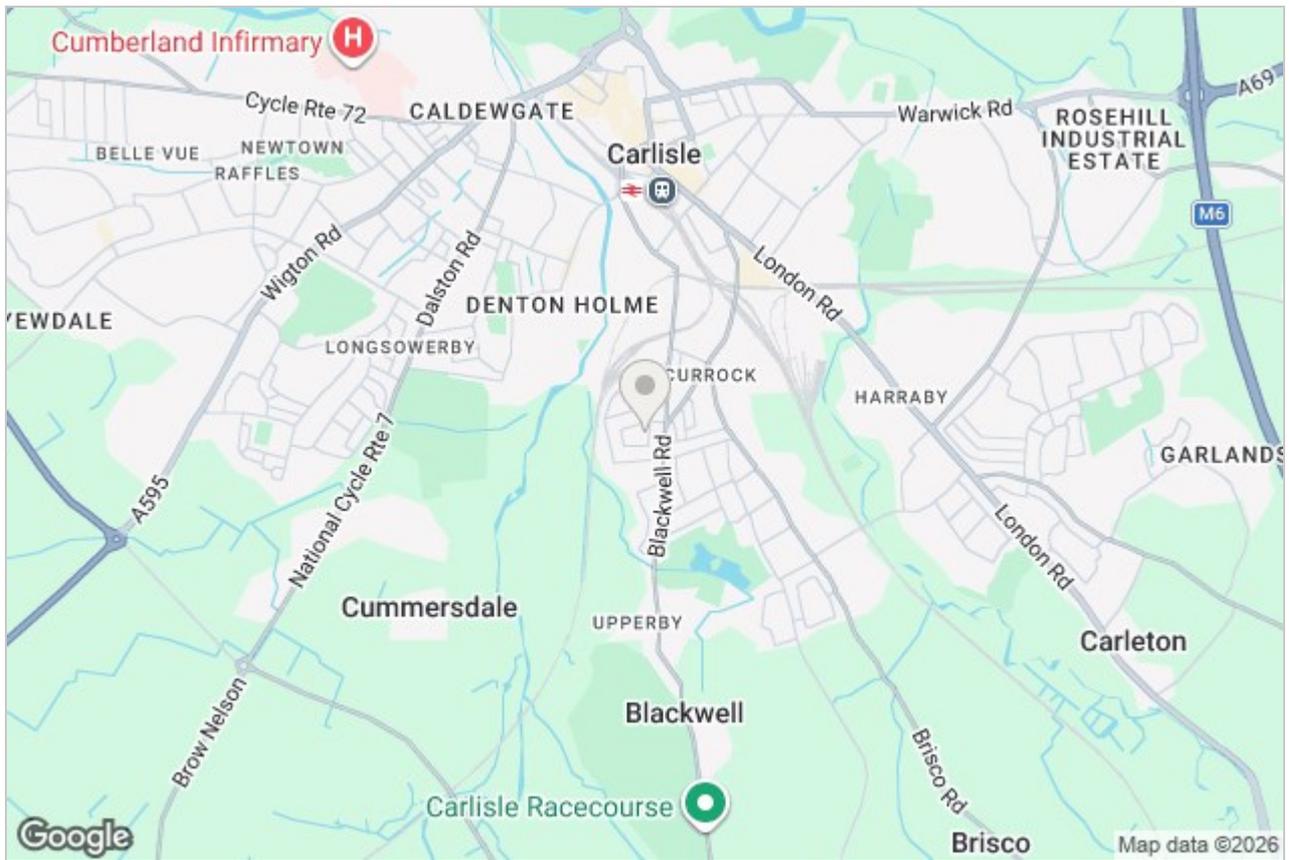
Energy Efficiency Graph



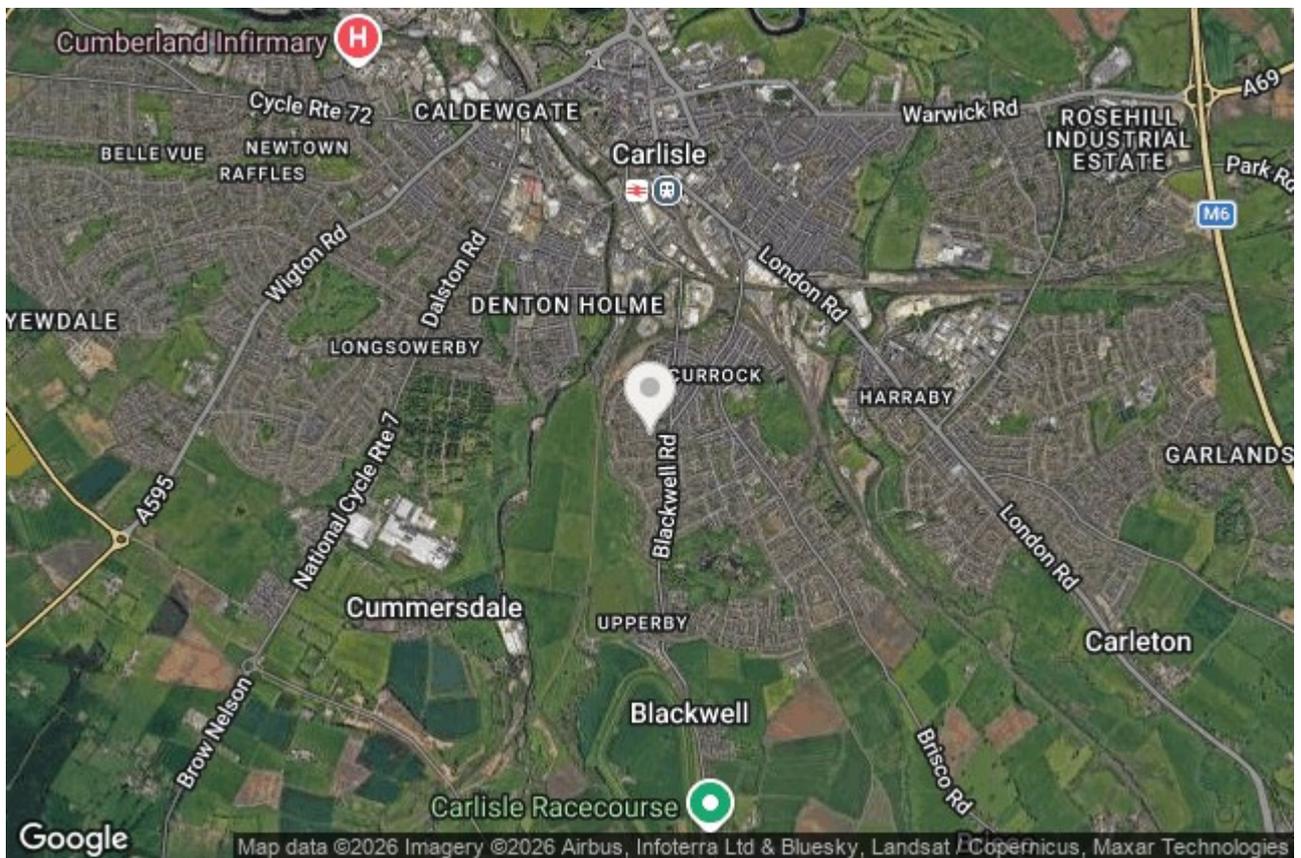
Viewing

Please contact our Hunters Carlisle Lettings Office on 01228 580913 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



HUNTERS[®]

HERE TO GET *you* THERE

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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