

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Clift Street

Carlisle, CA2 7PQ

£725



Ideally located just off Newtown Road, this two-bedroom terrace property offers exceptional convenience with the Cumberland Infirmary just around the corner and the City Centre reachable within ten minutes.

The ground floor features a front and rear reception room, a galley kitchen, and a shower room, while the first floor houses two bedrooms.

Externally, the home includes a front garden with on-street permit parking and an enclosed rear yard, all supported by double glazing and gas central heating.

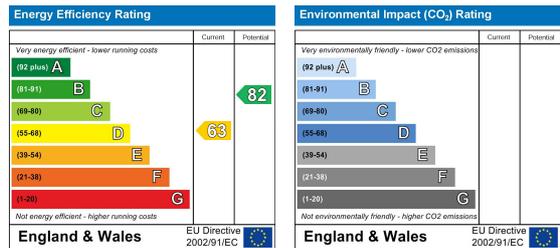
This location provides easy access to the Western Bypass, M6, and A69, with local schools, shops, and major employers like McVitie's all within a short walking distance. The 67 bus route runs close by giving great transport links.

EPC Rating - D





### Energy Efficiency Graph



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.