



Ullswater Road

Carlisle, CA2 5RG

Guide Price £155,000



- Semi-Detached House
- Spacious Living Room with Multi-Fuel Stove
- Three Bedrooms plus Versatile Attic Room
- Low-Maintenance Gardens with Brick Outbuilding
- Ideal for First Time Buyers and Families

- Popular Location to the West of Carlisle
- Dining Kitchen with Garden Access
- Four-Piece Family Bathroom
- Ample On-Street Parking
- EPC - D

Ullswater Road

Carlisle, CA2 5RG

Guide Price £155,000



Tucked away within a cul-de-sac setting to the west of Carlisle, this attractive and deceptively spacious three-bedroom semi-detached house presents a fantastic opportunity for first-time buyers and families seeking a versatile home with an abundance of potential. Offering generously proportioned accommodation, the property boasts a spacious and inviting living room with a charming multi-fuel stove, creating a wonderful space to relax and unwind, alongside a well-appointed dining kitchen with direct access to the rear garden. The accommodation further comprises three bedrooms and a four-piece family bathroom, whilst a particular highlight is the impressive attic conversion, providing valuable additional space that can be adapted to suit a variety of individual requirements, whether as a home office, hobby room or occasional guest accommodation. Externally, the property benefits from low-maintenance gardens to both the front and rear, together with the added advantage of a brick-built outbuilding currently utilised as a home office, offering fantastic flexibility for those working from home or seeking additional recreational space. On-street parking is available to the front of the property. Conveniently positioned within easy reach of local amenities, schools, transport connections and Carlisle city centre, this appealing property combines space and practicality with exciting scope to create a truly wonderful home. Early viewing is highly recommended. Contact Hunters Carlisle today to arrange your viewing.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - A.

Situated in a convenient and well-connected residential area just off Wigton Road, the property is ideally placed for access to Carlisle City Centre and a wide range of everyday amenities. Nearby facilities include supermarkets, convenience stores, shops, takeaway options and the Cumberland Infirmary, while a choice of primary and secondary schools can also be found within the surrounding area. Regular bus services provide convenient connections into the city and surrounding districts, with Carlisle's main railway station offering further regional and national travel links. For those travelling by car, the Western and Southern City Bypasses are easily accessible, providing excellent connections towards the A595, A69 and M6 motorway. Carlisle City Centre is also readily accessible by car, public transport or on foot, making this a particularly practical location for families, professionals and commuters alike.

Tel: 01228 584249

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living room and dining kitchen, radiator, stairs to the first floor landing with an under-stairs store, and a double glazed window with side outlook.

LIVING ROOM

Double glazed window with front outlook, radiator, fireplace with inset multifuel stove, and double doors to the dining kitchen.

DINING KITCHEN

Kitchen Area:

Fitted base and wall units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, space with plumbing for a washing machine, space with plumbing for a dishwasher, space for a fridge freezer, one and a half bowl stainless steel sink with mixer tap and draining board, wall-mounted gas boiler, tiled flooring, external door to the side pathway, and a double glazed window with rear outlook.

Dining Area:

Fitted worksurface, fitted wall units, radiator, tiled flooring, and a double glazed window with rear outlook.

FIRST FLOOR:

LANDING

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

BEDROOM ONE

Double glazed window with front outlook, and a radiator.

BEDROOM TWO

Double glazed window with rear outlook, radiator, and a staircase to the attic room.

BEDROOM THREE

Double glazed window with front outlook, radiator, and an over-stairs cupboard.

BATHROOM

Comprising a WC, pedestal wash basin, corner bathtub, and a shower enclosure with mains shower unit. Fully-tiled walls, radiator, recessed lighting, extractor fan, and two obscured double glazed windows.

SECOND FLOOR:

ATTIC ROOM

Stairs up from first floor bedroom two, two double glazed Velux windows, and four eaves-access points/cupboards.

EXTERNAL:

Front Garden & Parking:

To the front of the property is a lawned garden with floral borders, along with a pathway and gate to the front pavement. Parking is available on-street within the cul-de-sac. Access gate with path to the side of the property to the rear.

Rear Garden:

To the rear of the property is an enclosed and low-maintenance garden, benefitting a raised patio area with picket fence, a brick outbuilding, lean-to store, and a border currently used as a herb garden. The outbuilding includes a pedestrian access door, power sockets and lighting, currently used as a home office.

WHAT3WORDS:

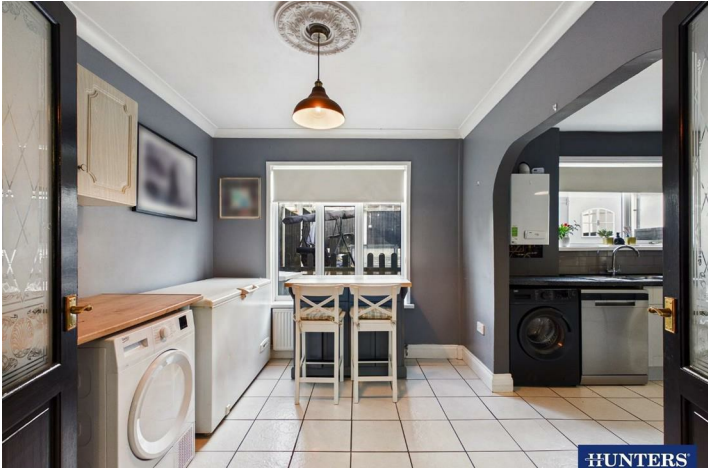
For the location of this property, please visit the What3Words App and enter - [///truth.fork.storms](https://truth.fork.storms)

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.

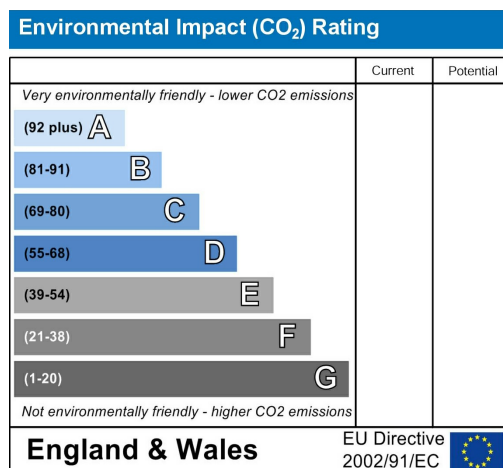
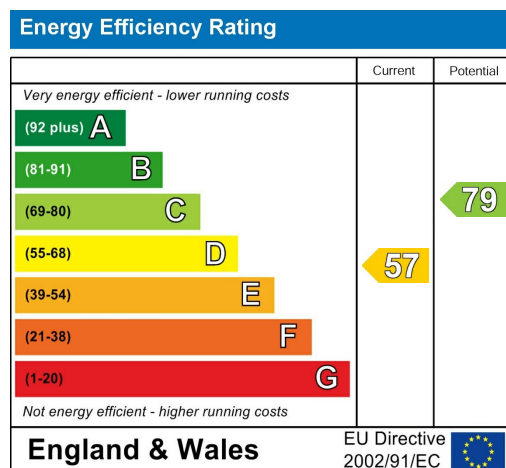
Floorplan







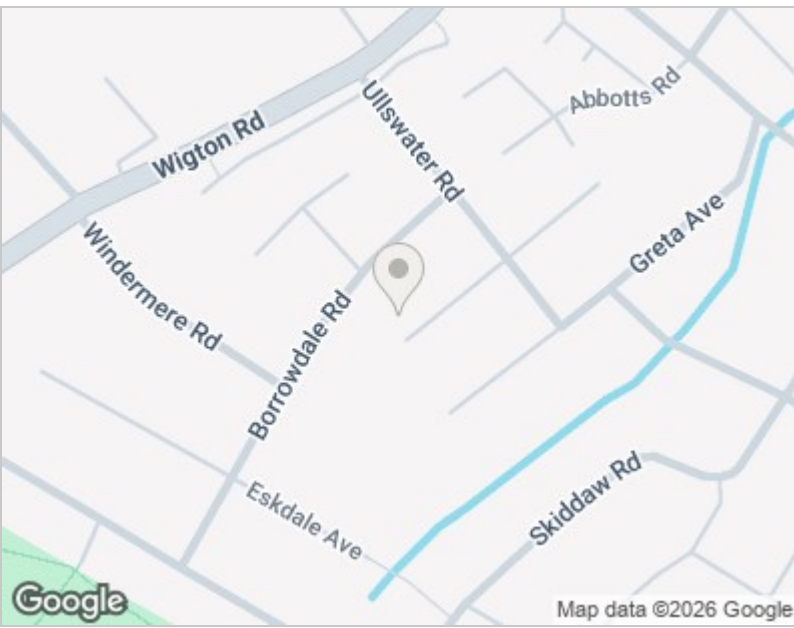
Energy Efficiency Graph



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



HUNTERS
HERE TO GET *you* THERE

Tel: 01228 584249



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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
<https://www.hunters.com>

