



## Thomson Street

Carlisle, CA1 2LW

Guide Price £85,000



- No Onward Chain
- Ready for Immediate Occupation with Scope to Personalise
- Fitted Kitchen with Space for Dining
- Ground-Floor Bathroom
- On-Street Permit Parking

- Mid-Terraced House just off London Road
- Spacious Living Room with Electric Fire
- Two Well-Proportioned Bedrooms
- Enclosed Rear Yard with Two Outbuildings
- EPC - D

# Thomson Street

Carlisle, CA1 2LW

Guide Price £85,000



NO CHAIN – Ideally positioned just off London Road, this two-bedroom mid-terrace home offers excellent access to a wide range of local amenities and transport links. Ready for immediate occupation yet providing ample opportunity to personalise, the property features a generous living room, a fitted kitchen with space for dining, a ground-floor bathroom and two well-proportioned bedrooms. Externally, there is an enclosed rear yard with two small outbuildings and a useful sheltered lean-to area, while on-street permit parking is available to the front on Thomson Street. A fantastic opportunity for first-time buyers, professionals or investors, contact Hunters today to arrange your viewing.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - A.

Located within a popular residential area just off London Road, one of Carlisle's main arterial routes, this property offers excellent access both into and out of the city. A short walk brings you to a wide range of shops and supermarkets, including ASDA, Home Bargains and Iceland, along with an appealing choice of pubs, bars and restaurants. Carlisle city centre is just minutes away via London Road, providing an even greater selection of amenities and transport connections, including The Lanes shopping centre and the Citadel Railway Station on the West Coast mainline. For commuters, the location is exceptionally convenient, with the M6 (J42) only a few minutes' drive away and regular bus routes running along Greystone Road, London Road and Warwick Road. Families will also appreciate the choice of well-regarded schools for all ages within a short drive.

## GROUND FLOOR:

### LIVING ROOM

Entrance door from the front, internal door to the dining kitchen, radiator, wall-mounted electric fire, and a double glazed window to the front aspect.

### DINING KITCHEN

Fitted base and wall units with worksurfaces and tiled splashbacks above. Integrated electric oven, gas hob, space for a fridge freezer, space and plumbing for a washing machine, one bowl stainless steel sink with mixer tap, wall-mounted gas boiler, radiator, stairs to the first floor landing with an under-stairs storage area, internal door to the rear hall, and a double glazed window to the rear aspect.

### REAR HALL

External door to the rear yard, and an internal door to the bathroom.

### BATHROOM

Three piece suite comprising a WC, pedestal wash basin, and a bath with electric shower over. Part-tiled walls, radiator, extractor fan, and an obscured double glazed window.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor dining kitchen, and internal doors to two bedrooms.

### BEDROOM ONE

Double glazed window to the front aspect, radiator, and a built-in wardrobe/cupboard with loft-access point internally.

### BEDROOM TWO

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

## EXTERNAL:

To the rear of the property is an enclosed yard, benefitting two small brick outbuildings along with a sheltered/lean to area. Parking is available on-street to the front.

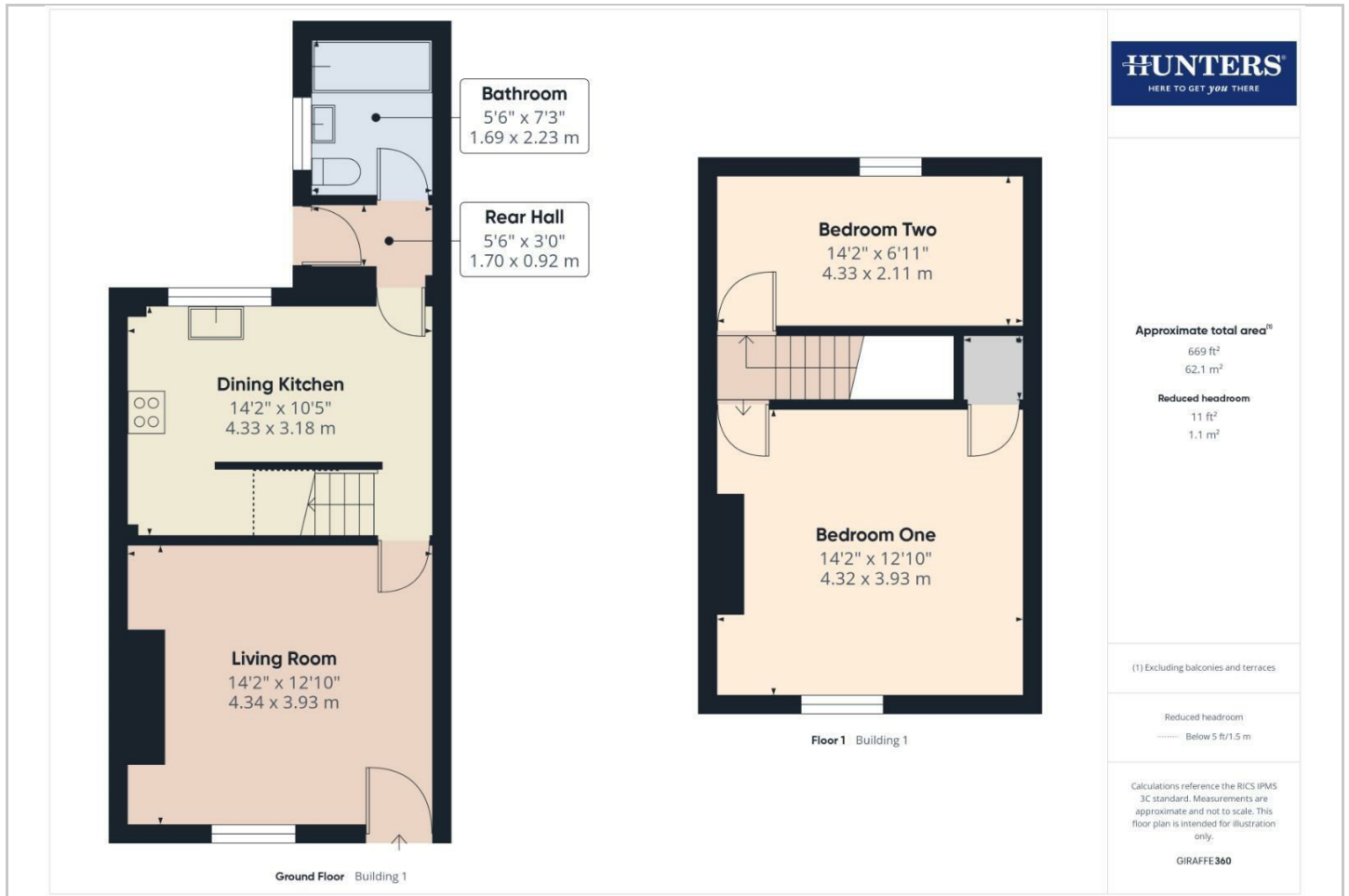
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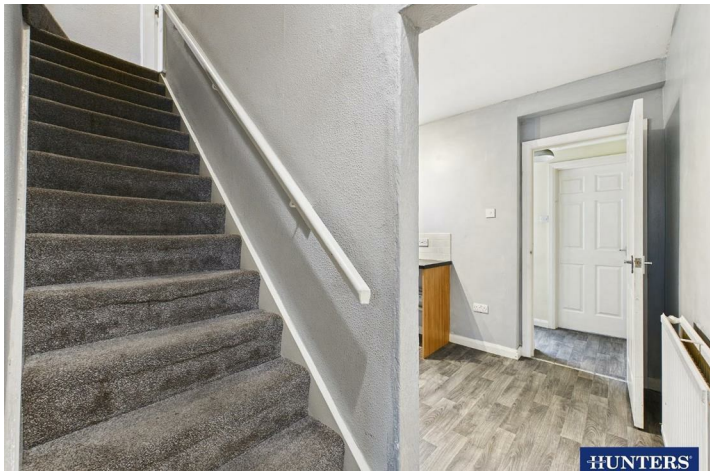
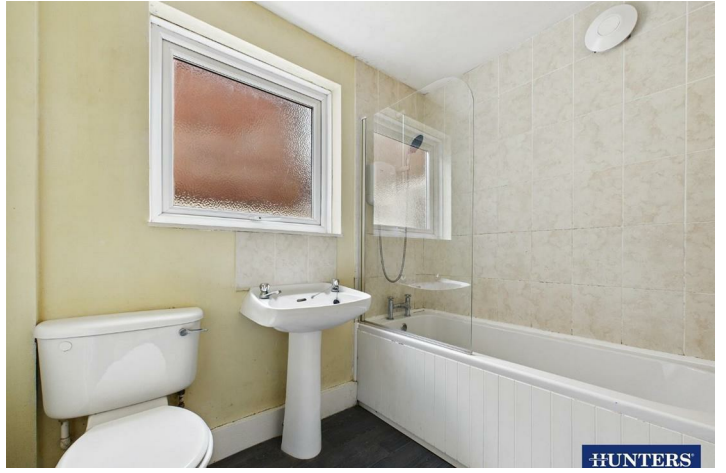
For the location of this property, please visit the What3Words App and enter - twin.weep.intend

## AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (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.

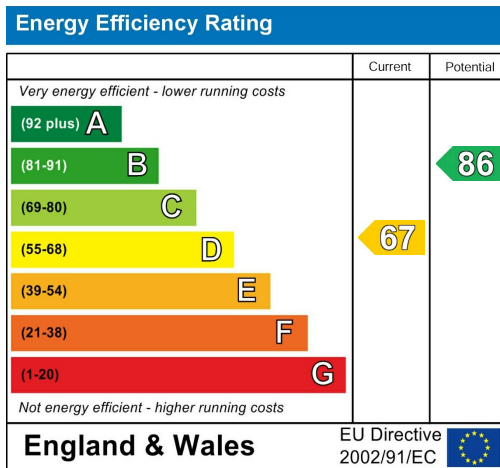
# Floorplan







## Energy Efficiency Graph

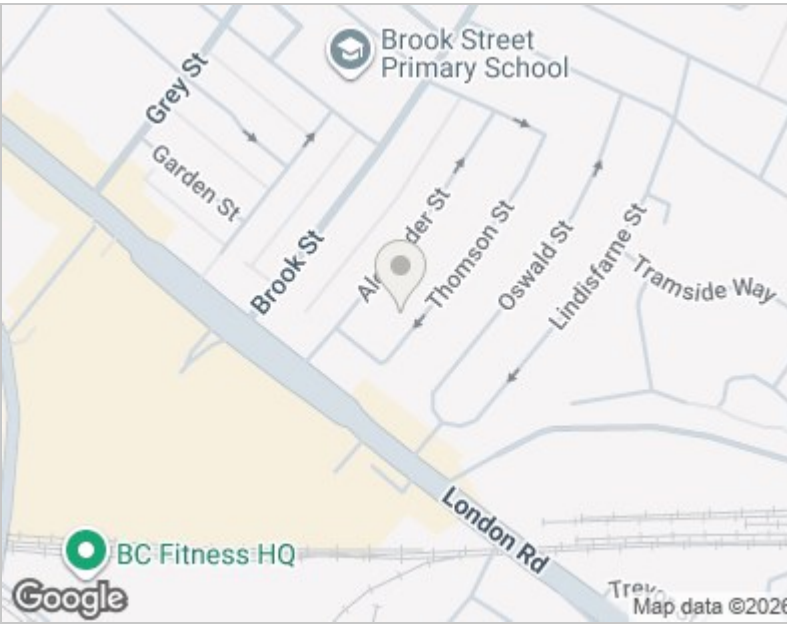


## Viewing

Please contact our Hunters Carlisle & South West Scotland 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.

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