



Melrose Terrace

Carlisle, CA1 2DP

Guide Price £105,000



- No Onward Chain
- Well-Presented Throughout
- Modern Fitted Kitchen
- Contemporary Three-Piece Bathroom
- Ideal for both First-Time Buyers and Investment Landlords
- Mid-Terraced House just off Greystone Road
- Spacious Living Room
- Two Well-Proportioned Bedrooms
- Enclosed Rear Yard & On-Street Permit Parking
- EPC - D

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NO CHAIN – Positioned just off Greystone Road in a popular and convenient residential area, this well-presented two-bedroom mid-terrace home presents an excellent opportunity for both first-time buyers and investment landlords. With amenities, transport links and Carlisle city centre all within easy reach, the property is ready to move straight into yet still offers scope for personal touches. The accommodation features a welcoming and spacious living room, a modern fitted kitchen and a contemporary ground-floor three-piece bathroom, while to the first floor are two good-sized bedrooms. Externally, there is a low-maintenance rear yard, ideal for storage or seating, with ample on-street parking available to the front. A viewing is highly recommended to fully appreciate this excellent home, contact Hunters today to arrange your appointment.

Utilities, Services & Ratings:

Gas Central Heating (Ground Floor Only) and Double Glazing Throughout.

EPC - D and Council Tax Band - A.

Located within a quiet residential area just off Greystone Road, 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, B&M 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 kitchen and staircase, fireplace with gas fire (currently disconnected), radiator, and a double glazed window to the front aspect.

KITCHEN

Fitted base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated eye-level electric oven, gas hob, extractor unit, space and plumbing for a washing machine, integrated fridge freezer, wall-mounted and enclosed gas boiler, radiator, under-stairs cupboard, opening to the rear hall, and a double glazed window to the rear aspect.

REAR HALL

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

BATHROOM

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

FIRST FLOOR:

LANDING

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

BEDROOM ONE

Double glazed window to the front aspect, and a built-in cupboard. The built-in cupboard includes the loft-access point internally.

BEDROOM TWO

Double glazed window to the rear aspect.

EXTERNAL:

To the rear of the property is an enclosed and fully-paved yard, benefitting an external cold water tap and access-gate to the rear lane. Parking is available on-street to the front.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - [brief.mini.sushi](https://www.what3words.com/brief.mini.sushi)

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.

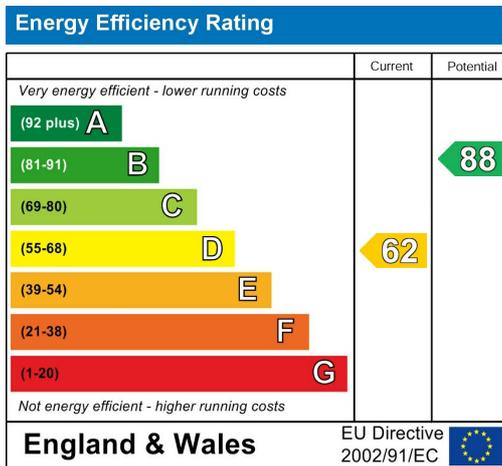
Floorplan







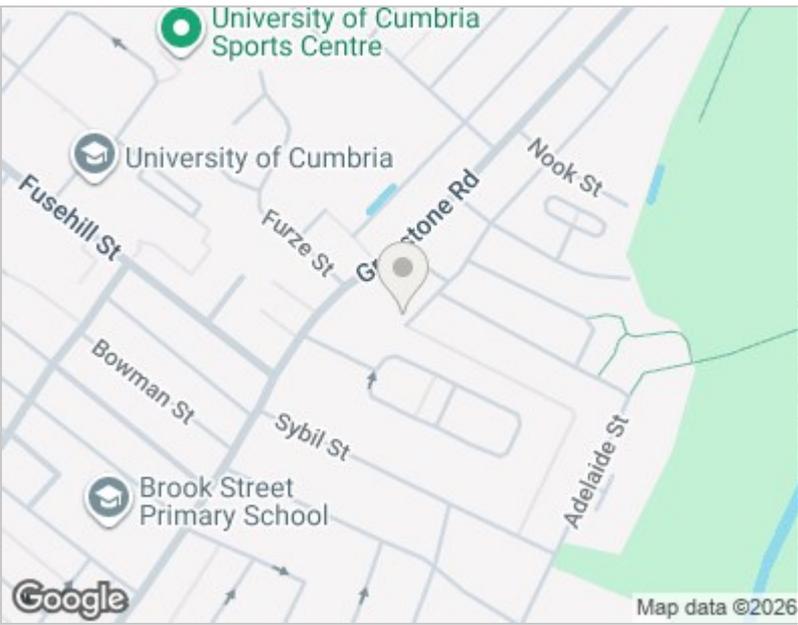
Energy Efficiency Graph



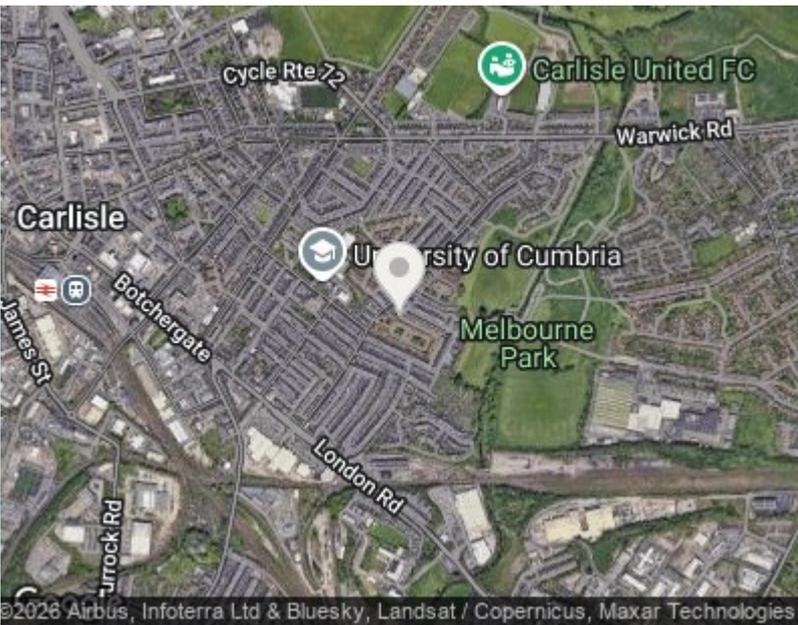
Viewing

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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