

# HUNTERS®

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## Clementina Terrace

Carlisle, CA2 4EN

Guide Price £120,000



- No Onward Chain
- Convenient and Popular Currock Location
- Two Double Bedrooms
- Enclosed Rear Yard
- Gas Central Heating and Double Glazing Throughout

- Well Presented Mid-Terraced House
- Two Reception Rooms
- Modern Bathroom
- On-Street Parking
- EPC - D

Tel: 01228 584249

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Guide Price £120,000



Offered to the market with no onward chain, this well-presented two-bedroom mid-terrace house provides an excellent opportunity for a range of purchasers, including first-time buyers, downsizers and investors alike. The accommodation is arranged to offer practical and comfortable living space throughout, comprising two reception rooms, a kitchen with adjoining dining area, two double bedrooms and a modern bathroom. Externally, the property benefits from a small forecourt garden to the front and a low-maintenance yard to the rear, providing useful outdoor space with minimal upkeep. Situated within a convenient and popular area of Currock, the property is ideally placed within walking distance of a range of local amenities and transport connections, making it a practical and appealing home for everyday living. Contact Hunters today to arrange your viewing.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - A.

Currock is a popular and well-established residential area situated to the south of Carlisle, offering excellent access to the city centre and a wide range of everyday amenities, including local shops, supermarkets, takeaways, leisure facilities and regular public transport links. The area is well served by nearby primary, infant and secondary schools, making it a convenient choice for families, while Hammond's Pond is close by and provides an attractive green space with walking routes, play areas and leisure facilities. Carlisle city centre offers a further choice of shopping, restaurants, bars and cultural attractions, along with Carlisle Citadel Station, which sits on the West Coast Main Line and provides rail links to major destinations including Glasgow, Edinburgh, Manchester, Birmingham and London. For those travelling by road, Junction 42 of the M6 motorway, the A6, A69 and wider regional road network are all within convenient reach, with the area also set to enjoy excellent connectivity to the Southern City Bypass, expected to open in 2026.

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## GROUND FLOOR:

### HALLWAY

Entrance door from the front, internal doors to the two reception rooms, and a radiator.

### RECEPTION ONE

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

### RECEPTION TWO

Internal door to the dining area, internal door to the staircase to the first floor, under-stairs cupboard with lighting, radiator, fireplace with gas fire, and a double glazed window to the rear aspect.

### DINING AREA

External door to the rear garden, archway to the kitchen, radiator, and a double glazed window to the rear aspect.

### KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, gas hob, extractor unit, space with plumbing for a washing machine, one and a half bowl stainless steel sink with mixer tap, wall-mounted gas boiler, and a double glazed window to the rear aspect.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor, internal doors to two bedrooms and bathroom, and a loft-access point.

### BEDROOM ONE

Double glazed window to the front aspect, radiator, and a built-in cupboard.

### BEDROOM TWO

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

### BATHROOM

Three piece suite comprising a WC, wall-mounted wash basin, and P-shaped bath with mains shower over. Part-tiled walls, chrome towel

radiator, recessed spotlights, extractor fan, and an obscured double glazed window.

## EXTERNAL:

Enclosed yard to the rear with access gate, and a small forecourt garden to the front.

## WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - senior.normal.once

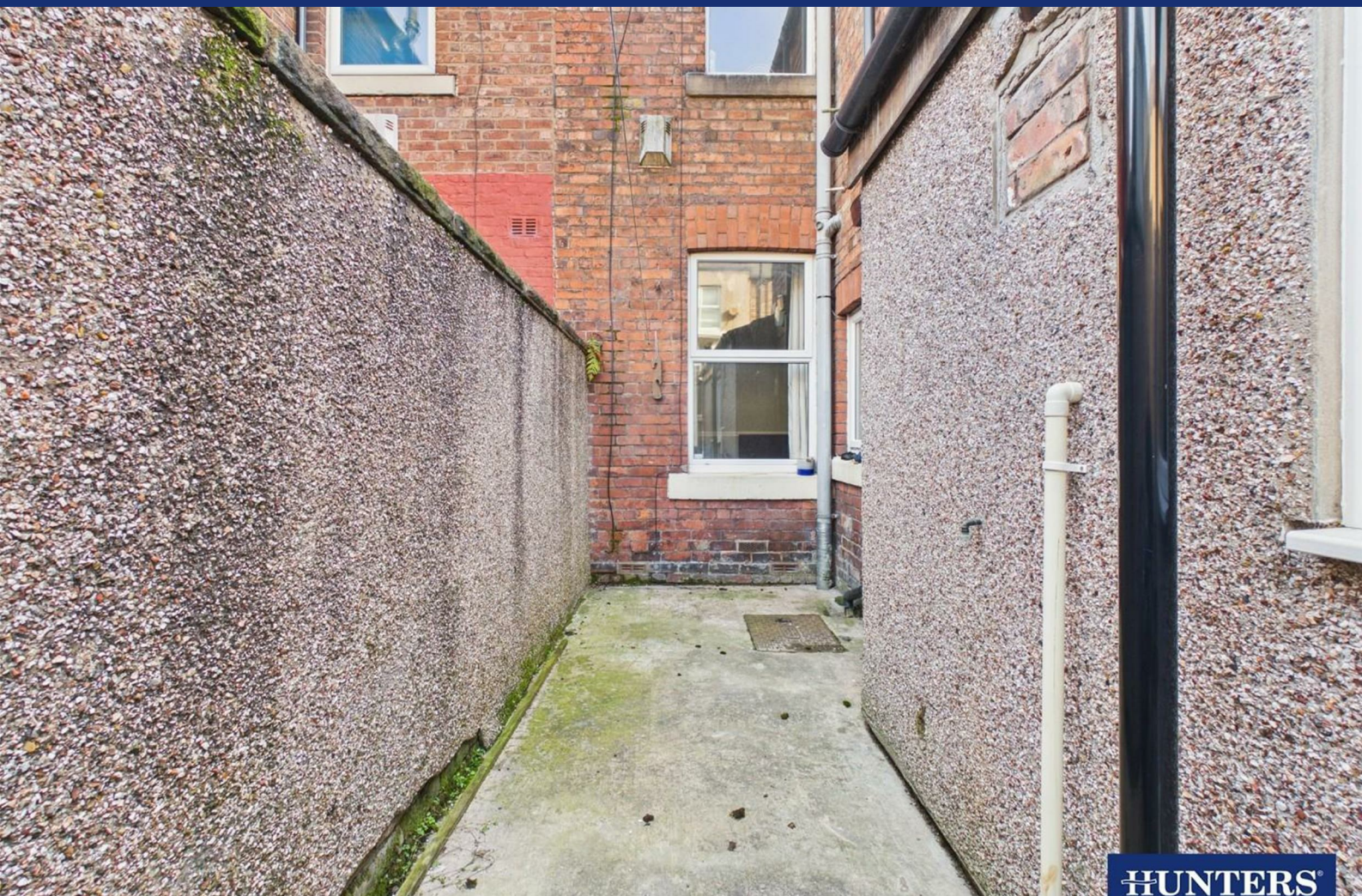
## AML DISCLOSURE:

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.

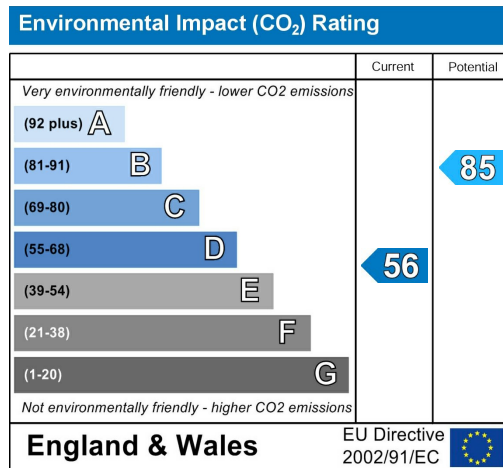
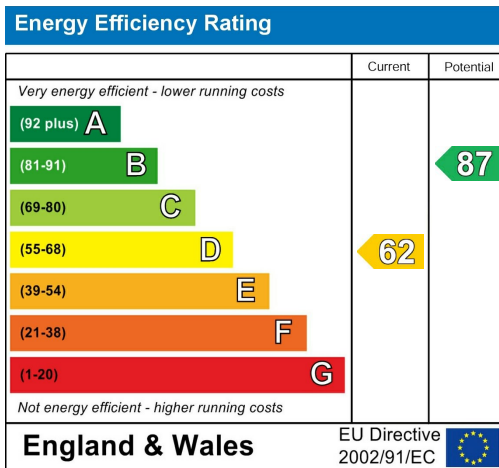
# Floorplan







## Energy Efficiency Graph



## Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map



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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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