



## Petteril Street

Carlisle, CA1 2AW

Guide Price £279,950

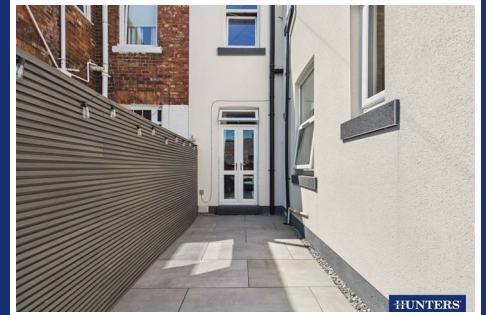


- Beautifully Presented Mid-Terraced House
- Spacious Bay-Fronted Living Room with Gas Stove Fireplace
- Outstanding Kitchen with Breakfast Bar and Quality NEFF Appliances
- Luxurious Family Bathroom
- Ample On-Street Parking Available
- Finished to a High Standard and Specification Throughout
- Versatile Sitting/Dining Room with Patio Doors and Gas Stove
- Four Bedrooms (Three Double and One Single)
- Immaculate Rear Yard with Tiled Patio, Composite Decking and Two Stores
- EPC - C

# Petteril Street

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Beautifully upgraded and impeccably presented by the current owners, this exceptional two-reception, four-bedroom mid-terraced home combines elegant interiors with an impressive standard of finish throughout. Occupying an extremely convenient position just a five-minute walk from the city centre, the property is perfectly placed for easy access to a wide range of shops, restaurants and everyday amenities. Tastefully decorated and offered in true move-in condition, the accommodation includes a generous bay-fronted living room featuring an attractive fireplace with a stylish gas stove, together with a versatile sitting and dining room, also enhanced by a gas stove and patio doors opening onto the rear. The outstanding kitchen has been thoughtfully designed with sleek cabinetry, a breakfast bar and a range of quality NEFF appliances, creating a superb space for both everyday living and entertaining. The property also benefits from a new boiler installed in December 2025, complete with a 10-year warranty, providing added reassurance for the new owner. Upstairs, the property offers three well-proportioned double bedrooms, a further single bedroom and a luxurious family bathroom finished with a refined, contemporary feel. Externally, the immaculate rear yard provides a beautifully designed, low-maintenance retreat, complete with a tiled patio, composite decking and two useful stores. Ample on-street parking is also available nearby. Combining a first-class finish, generous accommodation and a superb city-centre location, this outstanding home must be viewed to be fully appreciated.

Contact Hunters today to arrange your viewing.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - B.

Located just off Warwick Road, one of the Border City's main arterial routes, which benefits easy access into the City Centre along with access back towards Rosehill which has connections to the M6 Motorway J43 and the A69. Within the City Centre itself, there is an excellent array of conveniences including the lanes shopping centre, convenience stores, supermarkets and highly reputable bars and restaurants. For rail commuting, Carlisle's Citadel railway station offers high speed rail links both North and South via the West Coast mainline. Schools and Nurseries for all ages can be found within proximity to Warwick Road along with approved plans for the new £77.5m University of Cumbria Campus within the city centre.

Tel: 01228 584249

## GROUND FLOOR:

### VESTIBULE

Entrance door from the front, and an internal door to the hallway.

### HALLWAY

Internal doors to the living room, sitting/dining room and kitchen, radiator, and stairs to the first floor landing with a large under-stairs cupboard with lighting internally.

### LIVING ROOM

Double glazed bay window to the front aspect, radiator, and a stone fireplace with inset gas stove.

### SITTING/DINING ROOM

Double glazed patio doors to the rear garden, radiator, and a stone fireplace with inset gas stove.

### KITCHEN

Modern fitted kitchen with breakfast bar peninsula, comprising an extensive range of base, wall, drawer, display and tall units with matching quartz worksurfaces and upstands above. Integrated eye-level NEFF electric micro-oven, integrated eye-level NEFF electric slide'n'hide oven with plate warming drawer below, NEFF five-ring induction hob, NEFF extractor unit, NEFF American-style fridge freezer, integrated NEFF dishwasher, integrated NEFF washing machine, integrated wine cooler, two-bowl Belfast sink with mixer tap, wall-mounted and enclosed gas boiler, designer vertical radiator, recessed lighting, tiled flooring with electric underfloor heating, three double glazed windows to the rear aspect, and an external door to the rear garden.

## FIRST FLOOR:

### LANDING

Split-level landing with stairs up from the ground floor hallway, internal doors to four bedrooms and family bathroom, and a skylight window.

### BEDROOM ONE

Two double glazed windows to the front aspect, and a radiator.

### BEDROOM TWO

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

### BEDROOM THREE

Double glazed window to the rear aspect, radiator, and a fitted wardrobe with mirrored sliding doors.

## BEDROOM FOUR

Double glazed window to the front aspect, radiator, and a loft-access point. We have been advised the loft includes a pull-down ladder, part-boarding, and a Velux window internally.

## FAMILY BATHROOM

Three piece suite comprising a WC with enclosed cistern, semi-recessed wash basin, and a P-shaped bathtub benefitting a mains shower with rainfall shower head and hand attachment. Fully-tiled walls, vanity unit including fitted base units with quartz worksurfaces, fitted wall-cabinet, chrome towel radiator, LED mirror, recessed lighting, and an obscured double glazed window.

## EXTERNAL:

Rear Garden:

To the rear of the property is a beautifully landscaped and low-maintenance garden, complete with a generous multi-level tiled seating area, an area of composite decking with composite wall-panels, and two external brick-stores. Additionally, on the rear elevation is an external cold water tap and lighting, along with an access gate which leads to the rear alley.

Parking:

Ample parking is available on-street to the front of the property, with residents permits and visitors permits available from the local authority.

## WHAT3WORDS:

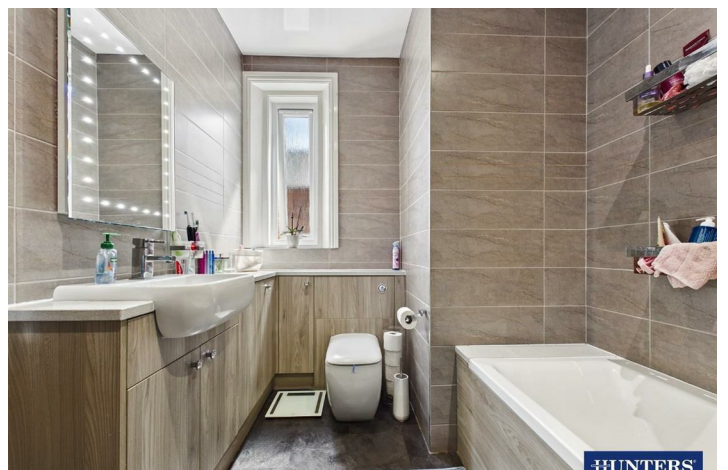
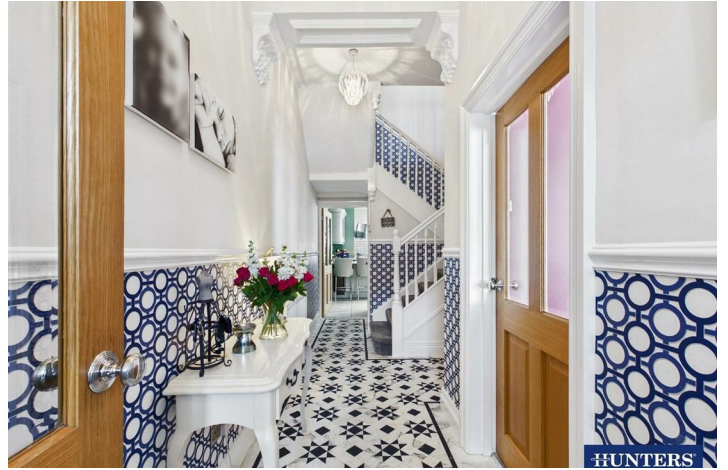
For the location of this property, please visit the What3Words App and enter - [///serves.lives.early](https://www.what3words.com/what3words/what3serveslivesearly)

## 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

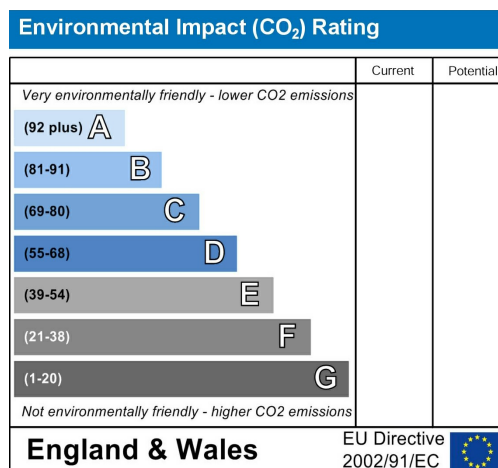
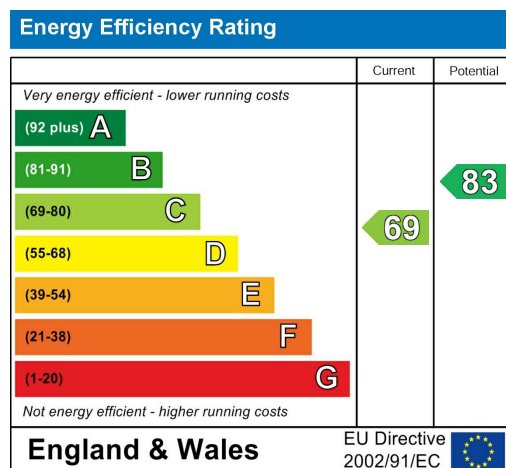






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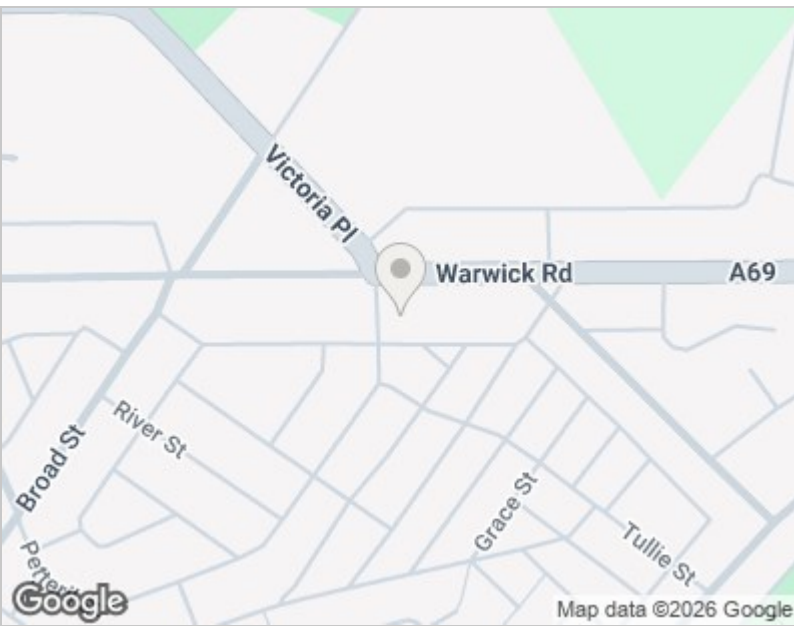
## Energy Efficiency Graph



## 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.

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