



## Orton Road

Carlisle, CA2 7HD

Guide Price £50,000



- Project Opportunity
- Excellent Scope to Modernise and Improve
- Cul-De-Sac Setting on Orton Road
- Two Bedrooms & First Floor Bathroom
- On-Street Parking

- Ideal for Developers
- Mid-Terraced House
- Large Living Room & Rear Kitchen
- Large Rear Garden
- EPC - D

# Orton Road

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PROJECT OPPORTINUTY - Requiring renovation throughout, this two bedroom mid-terraced house offers excellent scope for improvement and is conveniently situated within a cul-de-sac setting on Orton Road, to the West of Carlisle. The home offers a convenient layout, with a large living room, kitchen to the rear, two double bedrooms and a bathroom to the first floor along with a substantial rear garden outside. Already benefitting double glazing throughout, the property would make an ideal purchase for developers or those searching for a property they can truly sink their teeth into and make their own. Contact Hunters Carlisle today to schedule your viewing.

EPC - D

Council Tax Band - A.

Located conveniently just off Wigton Road, the property is ideally placed for access to shops, supermarkets and other local amenities. The city centre and Cumberland Infirmary are both within a 10 minute walk of the property whilst the city bypass can be reached within a 2 minute drive. Regular bus routes pass nearby, providing easy access to the whole city.

## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the front, internal door to the living room and stairs to the first floor landing.

### LIVING ROOM

13'1" x 11'5" (3.99m x 3.48m)

Internal door to the kitchen and a double glazed window to the front aspect. Measurements to the maximum points.

### KITCHEN

17'3" x 6'6" (5.26m x 1.98m)

Under-stairs cupboard, two double glazed windows to the rear aspect and an external door to the rear garden. Measurements to the maximum points.

## FIRST FLOOR:

### LANDING

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

### BEDROOM ONE

17'2" x 10'3" (5.23m x 3.12m)

Double glazed window to the front aspect. Measurements to the maximum points.

### BEDROOM TWO

10'7" x 7'11" (3.23m x 2.41m)

Double glazed window to the rear aspect and a built-in cupboard housing the wall-mounted gas boiler. Measurements to the maximum points.

### BATHROOM

6'5" x 6'3" (1.96m x 1.91m)

Obscured double glazed window. Measurements to the maximum points.

## EXTERNAL:

Front Garden:

Lawned front garden with a shared access pathway and gate from the pavement to the front door. On-street parking available within the cul-de-sac.

Rear Garden:

Large rear garden.

## WHAT3WORDS

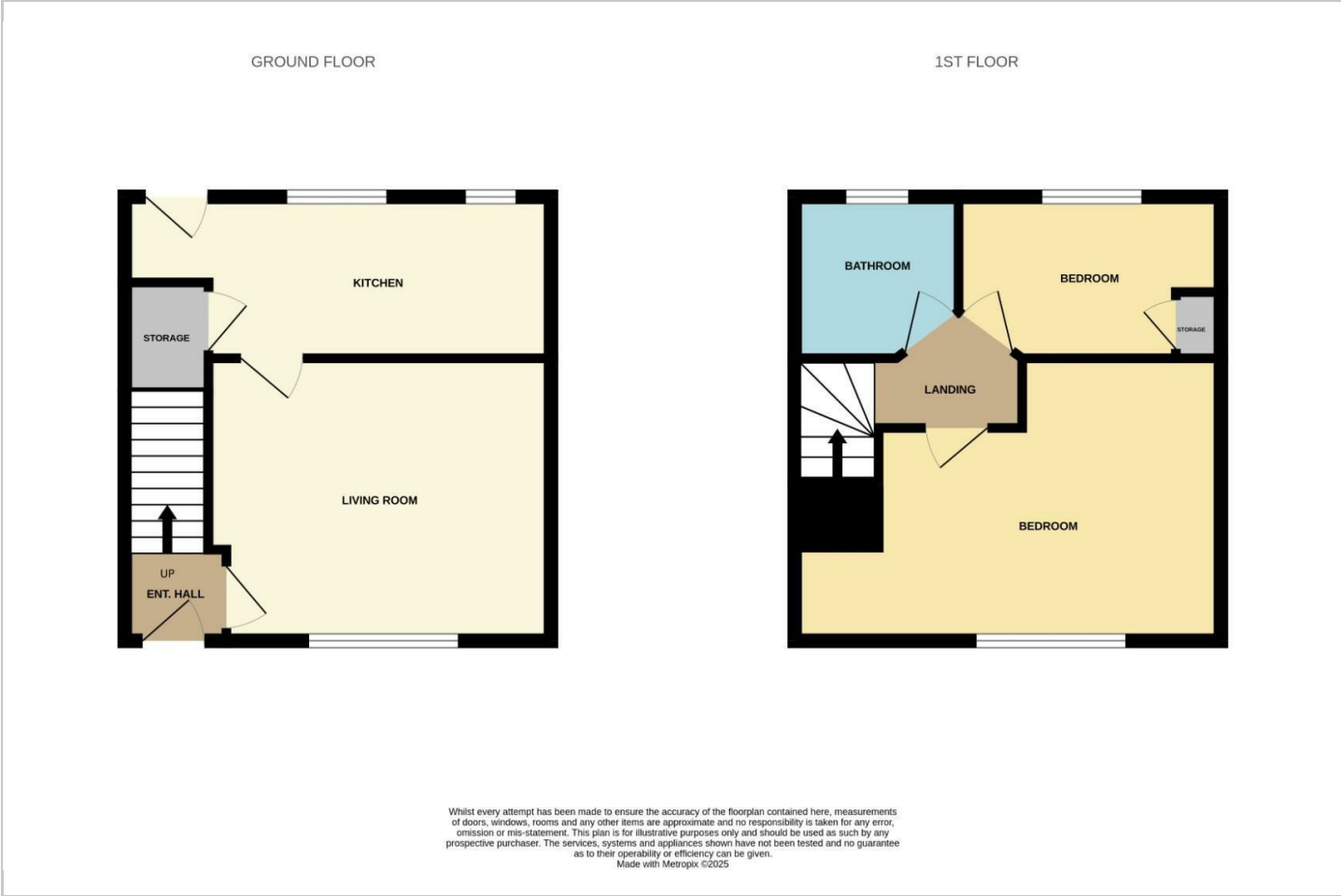
For the location of this property please visit the What3Words App and enter - awake.marble.diary

## AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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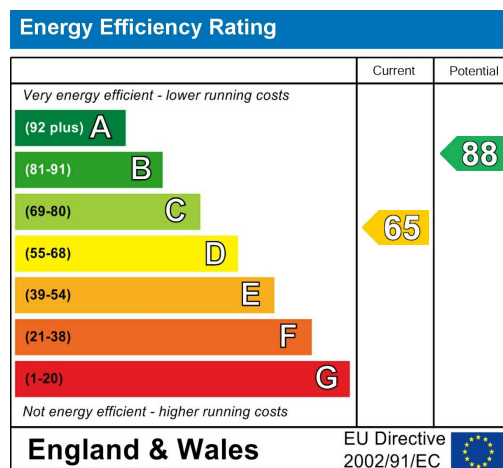








## Energy Efficiency Graph

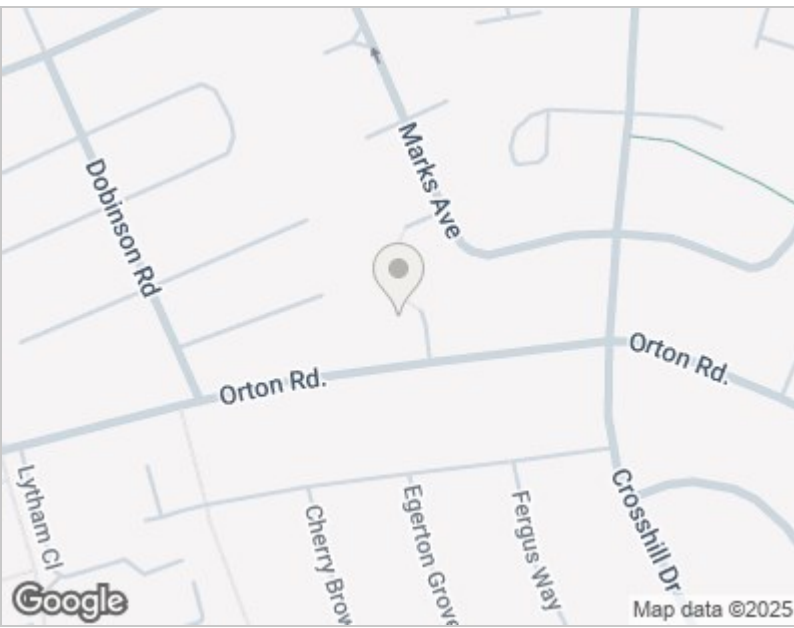


## Viewing

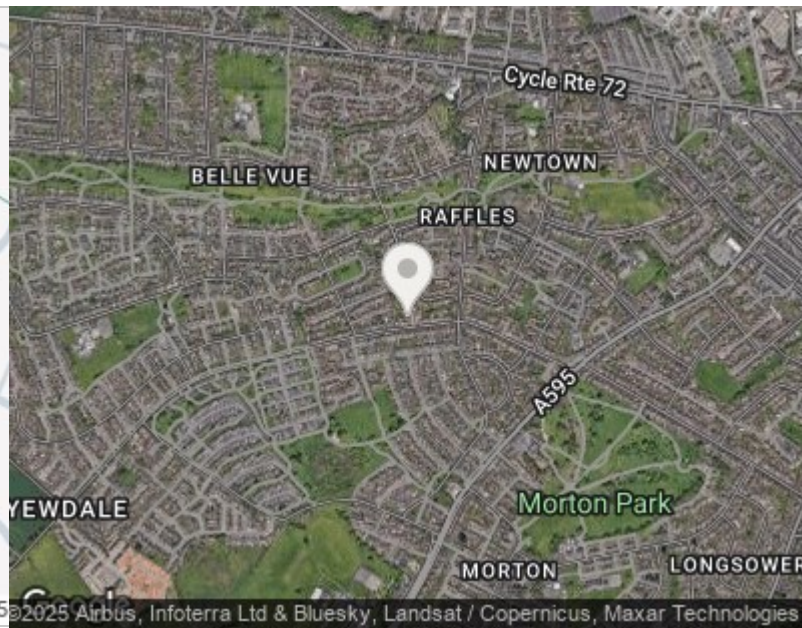
Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





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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