



## Netherby Road

Longtown, Carlisle, CA6 5NS

£251,000



- No Onward Chain (Subject to Probate)
- Sought-After Area of Longtown
- Bay-Fronted Dining Room & Spacious Living Room
- First Floor Shower Room & Downstairs WC/Cloakroom
- Attached Garage & Double-Gated Driveway
- Spacious Detached House with Excellent Storage
- Huge Potential to Modernise & Personalise
- Three Good-Sized Bedrooms
- Generous Plot with Large Gardens to the Front & Rear
- EPC - D

# Netherby Road

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Situated on a superb plot along one of Longtown's most sought-after roads, this detached three-bedroom home presents an excellent opportunity for modernisation and personalisation, offering the chance to create an ideal family residence. The property features two generous reception rooms, three well-proportioned bedrooms, a family shower room and a convenient ground-floor WC/cloakroom, providing ample space for everyday living and visiting guests. Externally, the home boasts large gardens to both the front and rear, together with a sizeable attached garage and additional store room. A viewing is essential to fully appreciate the location, space and potential this excellent property has to offer.

#### Utilities, Services & Ratings:

Oil-Fired Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - C.

Longtown is a thriving town located to the North of Carlisle, on the historic A7 which connects from the English border through to Scotland's capital city, Edinburgh. For the every-day essentials, the town boasts a wide range of amenities including independent shops, convenience stores, garage, take-away restaurants and pharmacy. Additionally, Longtown also benefits from a doctors surgery, Longtown Primary School, village hall and Arthuret Church. For those looking to commute, heading South on the A7 provides direct access back to the Border City of Carlisle, which includes access onto the M6 J44, the A595 and the A69 whereas heading North over the border, the town of Gretna allows access to the A74(M) and A75. For those requiring rail connections, Carlisle Citadel Station is on the West Coast mainline, providing fast and frequent services South to London in around 3hours 23minutes and North to Edinburgh in 1hour 16minutes.

## GROUND FLOOR:

### HALLWAY

Entrance door from the front, internal doors to the dining room, living room, kitchen and WC/cloakroom, radiator, and stairs to the first floor landing with a small under-stairs store.

### DINING ROOM

10'10" x 9'0" (3.30m x 2.74m)

Double glazed bay window to the front aspect, radiator, and sliding double doors to the living room. Measurements not including the bay window.

### LIVING ROOM

14'5" x 10'11" (4.39m x 3.33m)

Double glazed sliding patio door to the rear garden, radiator, and a fireplace with electric fire.

### KITCHEN

11'0" x 8'7 plus 8'0" x 3'0" (3.35m x 2.62m plus 2.44m x 0.91m)

Fitted base and wall units with worksurfaces and tiled splashbacks above. Integrated electric double oven, electric hob, extractor unit, space and plumbing for a washing machine, one and a half bowl stainless steel sink with mixer tap, under-stairs cupboard with lighting, cupboard with double doors, radiator, internal door to the passageway, and a double glazed window to the rear aspect. Measurements to the maximum points.

### WC/CLOAKROOM

5'2" x 2'7" (1.57m x 0.79m)

WC, wall-mounted corner wash hand basin, radiator, extractor fan, and an obscured double glazed window.

### PASSAGEWAY

Lighting, internal single glazed window to the garage, external door to the front driveway, external door to the rear garden, and internal doors to the garage, boiler room and store room.

### GARAGE

16'6" x 8'2" (5.03m x 2.49m)

Manual up and over garage door, and lighting internally.

### BOILER ROOM

4'8" x 4'2" (1.42m x 1.27m)

Freestanding oil-fired boiler, and lighting internally.

### STORE ROOM

8'2" x 6'1" (2.49m x 1.85m)

Double glazed window to the rear aspect, Belfast sink unit, power and lighting.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and shower room, loft-access point, and a double glazed window to the side aspect.

## BEDROOM ONE

12'3" x 11'0" (3.73m x 3.35m)

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

## BEDROOM TWO

11'3" x 10'11" (3.43m x 3.33m)

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

## BEDROOM THREE

8'8" x 8'7" (2.64m x 2.62m)

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

## SHOWER ROOM

8'3" x 6'8" (2.51m x 2.03m)

Three piece suite comprising a WC, vanity unit with wash basin, and a shower enclosure with electric shower unit. Part-tiled walls, radiator, built-in cupboard with water tank internally, and an obscured double glazed window.

## EXTERNAL:

Front Garden & Parking:

To the front of the property is a driveway with double gates, and a lawned garden with hedging to the front boundary.

Rear Garden:

To the rear of the property is a large garden, predominantly lawned and including mature borders, along with a timber summerhouse, timber garden shed, external cold water tap, and oil tank.

## WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - fewer.trash.supper

## 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.

## PLEASE NOTE:

The sale of this property is subject to a Grant of Probate of which a timescale cannot be advised at this stage.

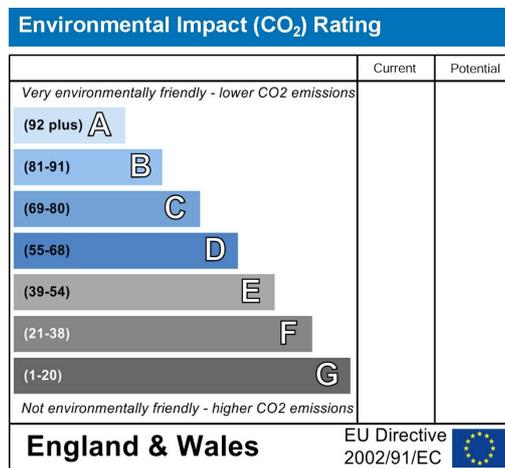
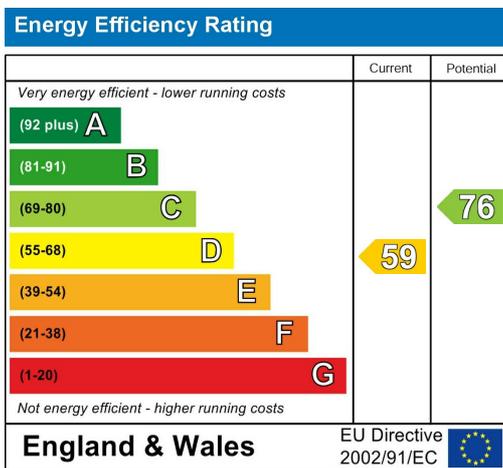
# Floorplan







### Energy Efficiency Graph

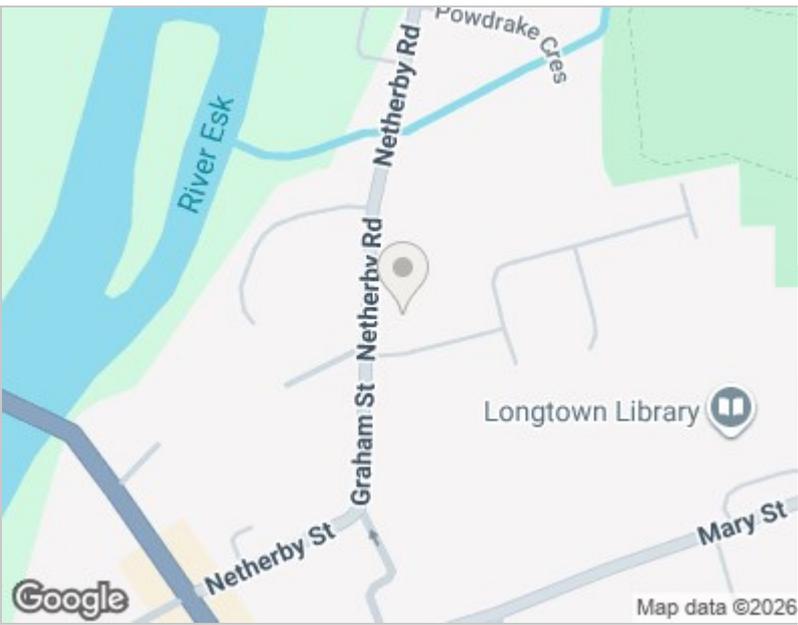


### Viewing

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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR  
Tel: 01228 584249 Email: [centralhub@hunters.com](mailto:centralhub@hunters.com)  
<https://www.hunters.com>

