



Longholme Road

Carlisle, CA1 3HU

Guide Price £140,000



- Mid-Terraced House
- Ideal for First Time Buyers and Investment Landlords
- Spacious Living/Dining Room
- Two Double Bedrooms
- Off-Road Parking for One Vehicle
- Popular Residential Area to the South of Carlisle
- Well Presented Throughout
- Modern Kitchen and Bathroom
- Low-Maintenance Gardens to the Front and Rear
- EPC - C

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Situated within a popular residential area to the south of Carlisle, this attractive two-bedroom mid-terraced house offers well presented accommodation, making it an ideal opportunity for first-time buyers and investment landlords alike. Having been thoughtfully modernised by the current owner, including the installation of a stylish new kitchen and contemporary bathroom, the property is presented to an excellent standard throughout, offering a home ready to move straight into. The well-proportioned accommodation includes a spacious living/dining room, a modern fitted kitchen, two generous double bedrooms and a beautifully appointed bathroom. Externally, the property benefits from low-maintenance gardens to both the front and rear, together with the added convenience of off-road parking for one vehicle. Conveniently positioned on Longholme Road, within easy reach of a range of local amenities, schools and transport links, this lovely home combines modern comforts with everyday practicality. Early viewing is highly recommended to fully appreciate all that this property has to offer. Contact Hunters Carlisle today to arrange your viewing.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - A.

Situated to the south of Carlisle, this location offers excellent convenience for both everyday living and commuting, with easy access into and out of the city via one of Carlisle's main arterial routes. Within easy reach, there is a wide selection of shops and supermarkets including ASDA, B&M Bargains and Iceland, together with a good choice of pubs, bars, restaurants and takeaways, ensuring day-to-day amenities are close at hand. Carlisle city centre is only a short distance away and provides an even broader range of shopping, leisure and cultural facilities, including The Lanes shopping centre and the Citadel Railway Station on the West Coast Main Line. For those travelling further afield, the area is particularly well placed for access to the M6 at Junction 42, while regular bus services operate along London Road, offering convenient public transport links across the city and beyond. Families are also well catered for, with a range of well-regarded schools for all age groups available nearby, making this a practical and appealing setting for a wide variety of purchasers.

Tel: 01228 584249

GROUND FLOOR:

PORCH

Entrance door from the front, internal door to the living/dining room, and a double glazed window to the front aspect.

LIVING/DINING ROOM

Double glazed window to the front aspect, radiator, fireplace with electric fire, stairs to the first floor landing with an under-stairs cupboard, and an internal door to the kitchen.

KITCHEN

Fitted base and wall units with worksurfaces and tiled splashbacks above. Freestanding electric cooker, space with plumbing for a washing machine, space for a fridge freezer, one bowl stainless steel sink with mixer tap and draining board, radiator, wall-mounted gas boiler, external door to the rear garden, and a double glazed window to the rear aspect.

FIRST FLOOR:

LANDING

Stairs up from the ground floor living/dining room, internal doors to two bedrooms and bathroom, radiator, and a loft-access point. We have been advised the loft includes a pull-down ladder, part boarding, shelving and lighting internally.

BEDROOM ONE

Double glazed window to the rear aspect, radiator, and an over-stairs cupboard.

BEDROOM TWO

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

BATHROOM

Three piece suite comprising a WC, pedestal was basin, and a bath with mains shower over. Part-tiled walls, radiator, and an extractor fan.

EXTERNAL:

Front Garden:

To the front of the property is a low-maintenance

gravelled garden with borders and access gate to the front shared pathway and play-field.

Rear Garden/Parking:

To the rear of the property is a low-maintenance garden/yard area, fully paved and including an external cold water tap and two timber garden sheds. Additionally, a tarmacked area with double gates allows for off-street parking of one vehicle. Further street-parking is available within Longholme Road.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - [///begin.those.bake](https://www.what3words.com/#!/begin.those.bake)

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

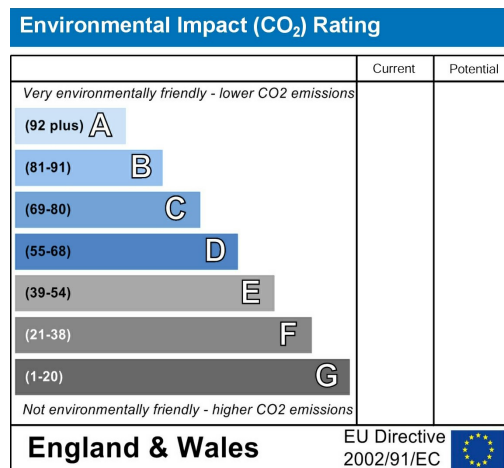
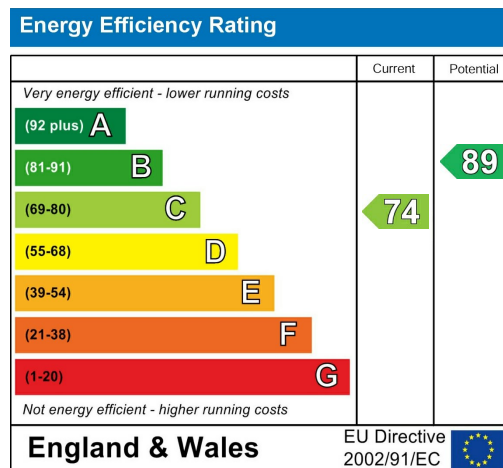






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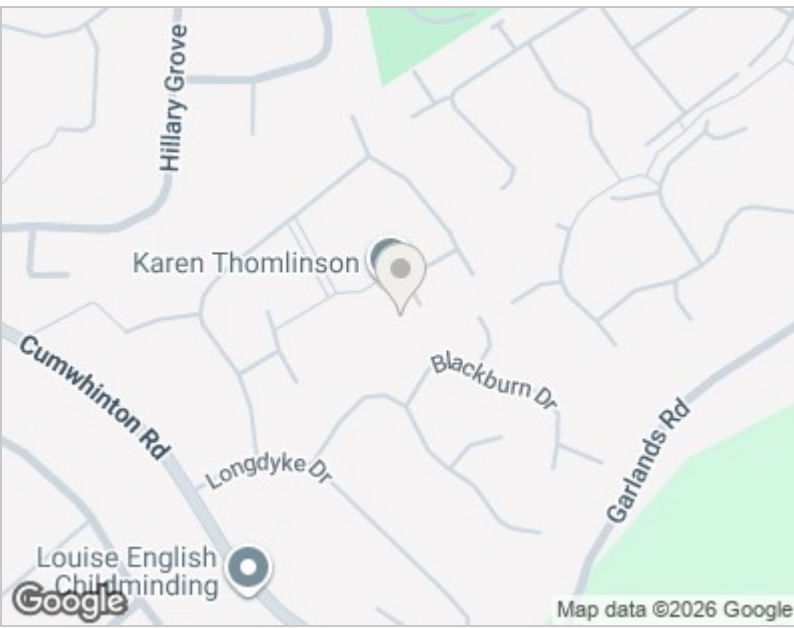
Energy Efficiency Graph



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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