

HUNTERS[®]

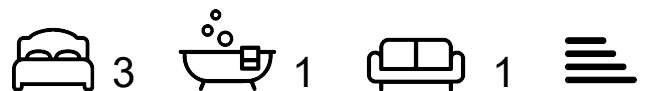
HERE TO GET *you* THERE



Montreal Street

Carlisle, CA2 4EE

Guide Price £125,000



- Traditional Terraced House
- Living Room and Fitted Kitchen
- Ground-Floor Shower Room
- On-Street Parking
- Ideal for First Time Buyers and Investment Landlords

- Popular Currock Location
- Two Double Bedrooms plus Attic Room
- Enclosed Rear Yard
- Gas Central Heating and Double Glazing Throughout
- EPC - TBC

Tel: 01228 584249

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Carlisle, CA2 4EE

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This three-bedroom mid-terraced house is conveniently situated within Currock and offers well-proportioned accommodation, ideally suited to first-time buyers and investment landlords looking to expand their portfolio. Internally, the property comprises a living room, fitted kitchen with breakfast bar, two double bedrooms, a generous attic room, and a ground-floor family shower room. Externally, there is an enclosed rear yard, a forecourt garden to the front, and on-street parking. Benefiting from gas central heating and double glazing throughout, this is an excellent opportunity for those looking for a conveniently located property which they can add their own touches to over time. Contact Hunters today to arrange your viewing.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - TBC 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.

GROUND FLOOR:

LIVING ROOM

Entrance door from the front, internal door to the kitchen, fireplace with gas fire, radiator, and a double glazed window to the front aspect.

KITCHEN

Fitted base, wall and drawer units with matching worksurfaces and upstands above. Integrated electric oven, gas hob, extractor unit, space with plumbing for a washing machine, space for a tumble dryer, one bowl stainless steel sink with mixer tap, under-stairs cupboard with lighting, stairs up to the first floor landing, tiled flooring, radiator, internal door to the shower room, external door to the rear garden, and a double glazed window to the rear aspect.

SHOWER ROOM

Comprising a WC, vanity unit with wash basin, and an electric shower with tray and curtain. Tiled flooring, radiator, and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor kitchen, internal doors to two bedrooms, and stairs with door leading to the attic room.

BEDROOM ONE

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

BEDROOM TWO

Double glazed window to the rear aspect, radiator, built-in cupboard with wall-mounted gas boiler internally, and an over-stairs cupboard.

SECOND FLOOR:

ATTIC ROOM

Stairs up from the first floor landing, double glazed Velux window, and a radiator.

EXTERNAL:

Forecourt Garden & Parking:

To the front of the property is a forecourt garden, along with on-street parking on Montreal Street.

Rear Garden:

To the rear of the property is an enclosed yard, benefitting a concrete seating area, border, and an external gate to the rear lane.

WHAT3WORDS:

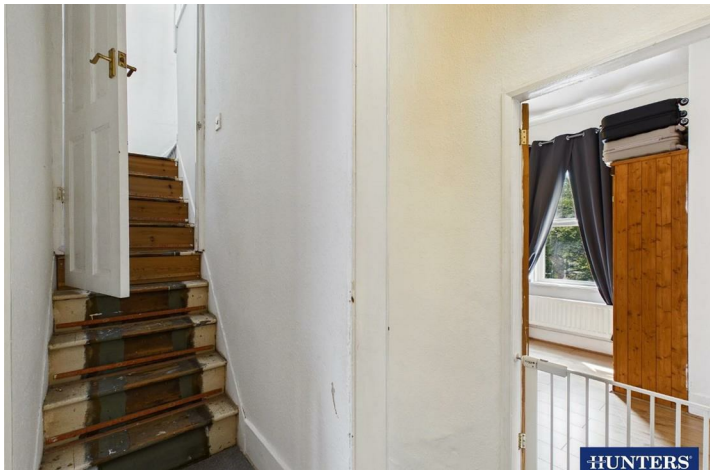
For the location of this property, please visit the What3Words App and enter - [///noses.valley.tester](https://www.what3words.com/)

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.

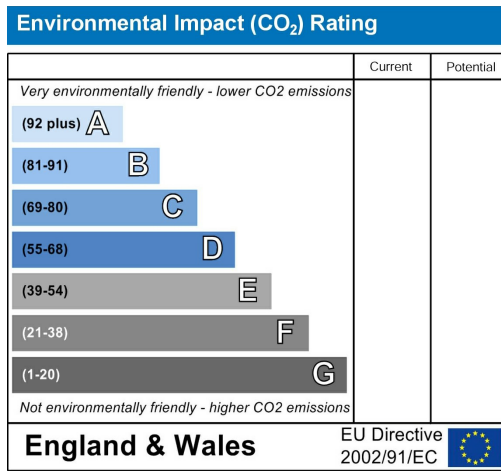
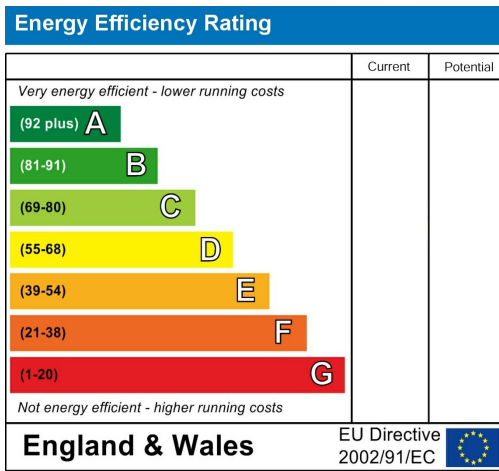
Floorplan







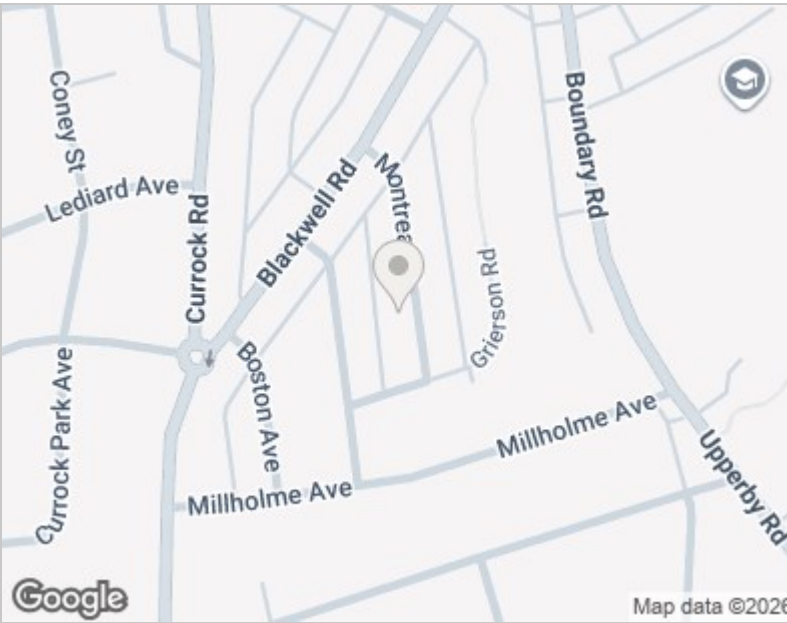
Energy Efficiency Graph



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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