



Southwell Square

Carlisle, CA2 4TD

Guide Price £230,000

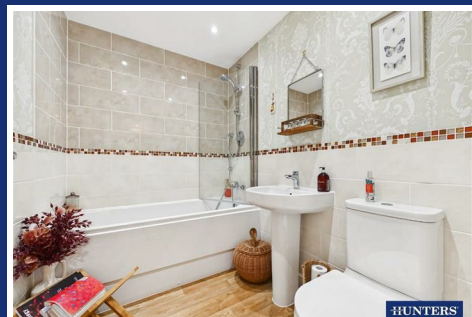


- No Onward Chain Delays
- Sought-After Story Homes 'The Ridings' Development
- Spacious First-Floor Living Room with Rear Garden Outlook
- Family Bathroom including Bath with Shower Over plus a Ground-Floor WC/Cloakroom
- Excellent Storage Options including Under-Stairs Store, Boarded Loft and Large Garden Shed
- Immaculately Presented Townhouse Overlooking Southwell Square
- Excellent Open-Plan Kitchen, Dining and Living Room with French Doors
- Three Double Bedrooms with the Master including an En-Suite and Fitted Wardrobes
- Established Gardens to the Front and Rear and Ample Off-Street Parking
- EPC - B

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Offered to the market with no onward chain, this immaculately presented three-bedroom townhouse is an excellent opportunity for a range of buyers. Occupying an enviable position overlooking Southwell Square within the sought-after Story Homes 'The Ridings' development, the property has been beautifully maintained and enhanced by a range of thoughtful upgrades and additions by the current owners. Offering spacious and versatile accommodation arranged over three floors, the home features a superb open-plan kitchen, dining and living room with French doors opening directly onto the rear garden, complemented by a generous first-floor living room enjoying a pleasant garden outlook.

The accommodation includes three well-proportioned double bedrooms, with the impressive master bedroom featuring fitted wardrobes and a stylish en-suite shower room, alongside a modern family bathroom with bath and shower over, plus a convenient ground-floor WC/cloakroom. Outside, the property is further enhanced by mature and well-established gardens to both the front and rear, creating an attractive setting around the home, together with ample off-street parking. Excellent storage is also provided by an under-stairs cupboard, boarded loft and large garden shed. Boasting easy access into the city centre, along with excellent connectivity via the Southern city bypass to the M6 motorway and A595 in less than 15 minutes, the location and connectivity of Southwell Square is phenomenal. Combining an excellent location, generous living space, immaculate presentation and a number of carefully considered improvements, this superb home is ready to move straight into and viewing is highly recommended.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - B and Council Tax Band - C.

Situated to the south of Carlisle, within a popular and well-established residential area 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 also 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 recently opened Southern Link Road further improving connectivity around the south of the city.

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, internal door to the living area, radiator, security alarm panel, and stairs to the first floor landing.

KITCHEN, LIVING & DINING ROOM

Living Area:

Two double glazed windows to the front aspect, radiator, and a large under-stairs store.

Kitchen Area:

Fitted base and wall units with worksurfaces and tiled splashbacks above. Integrated AEG electric double oven with grill, AEG five-burner gas hob, extractor unit, integrated Electrolux dishwasher, integrated fridge freezer, space with plumbing for a washing machine, one and a half bowl composite sink with mixer tap and draining board, and under-counter lighting.

Dining Area:

Double glazed French doors to the rear garden with privacy-film, radiator, in-built cupboard with consumer unit internally, and an internal door to the WC/cloakroom.

WC/CLOAKROOM

Comprising a WC and vanity unit with inset wash hand basin. Part-tiled walls, and an extractor fan.

FIRST FLOOR:

LANDING

Stairs up from the ground floor entrance hall, stairs up to the second floor landing, internal doors to the living room, family bathroom, and bedroom three, radiator, and a double glazed window to the front aspect.

LIVING ROOM

Two double glazed windows to the rear aspect both with privacy film, and a radiator.

FAMILY BATHROOM

Comprising a WC, pedestal wash basin, and a bathtub with mains shower over. Part-tiled walls, towel radiator, recessed lighting, and an extractor fan.

BEDROOM THREE

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

SECOND FLOOR:

LANDING

Stairs up from the first floor landing, internal doors to the master bedroom and bedroom two, loft-access point, in-built cupboard with wall-mounted gas boiler internally,

and a double glazed window to the side aspect. The loft includes a pull-down ladder and boarding, both of which benefit from a warranty dated until October 2032.

MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the rear aspect with privacy film, fitted wardrobes, radiator, and an internal door to the en-suite.

En-Suite:

Comprising a WC, pedestal wash basin, and a shower enclosure with mains shower unit. Part-tiled walls, towel radiator, recessed spotlights, and an extractor fan.

BEDROOM TWO

Double glazed window to the front aspect, radiator, and an over-stairs cupboard with water cylinder internally.

EXTERNAL:

Front Garden & Parking:

To the front of the property is a lawned garden with mature borders, alongside a block-paved driveway allowing off-street parking for three vehicles. The driveway benefits an access gate to the rear garden.

Rear Garden:

To the rear of the property is an enclosed and established garden, complete with paved seating area, lawn and mature borders of plants, shrubs and trees. Additionally, the rear garden includes a large timber shed, external lighting, and an external cold-water tap.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - [///digit.theme.veal](https://digit.theme.veal)

AML DISCLOSURE:

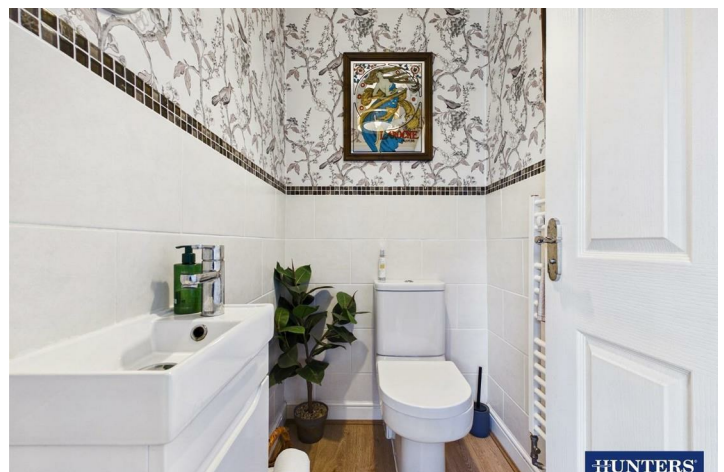
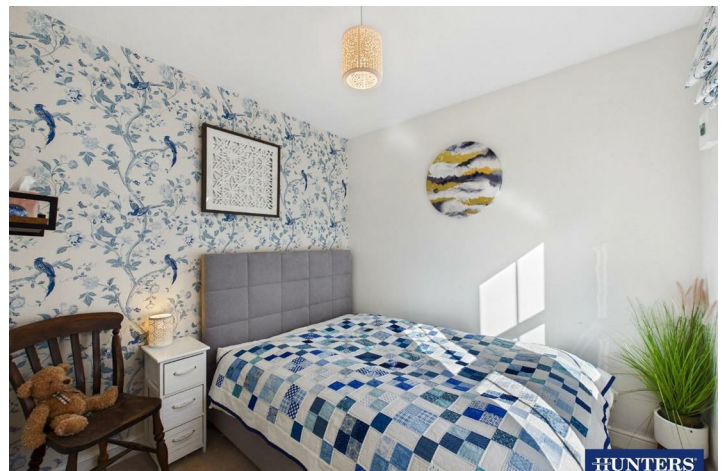
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AGENTS NOTE:

A service charge of approximately £99.56 per annum is payable for the upkeep of the development.

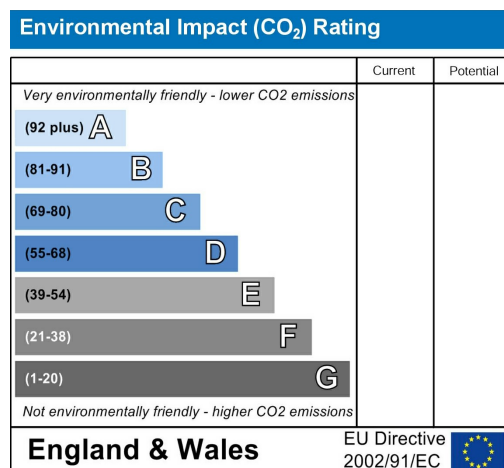
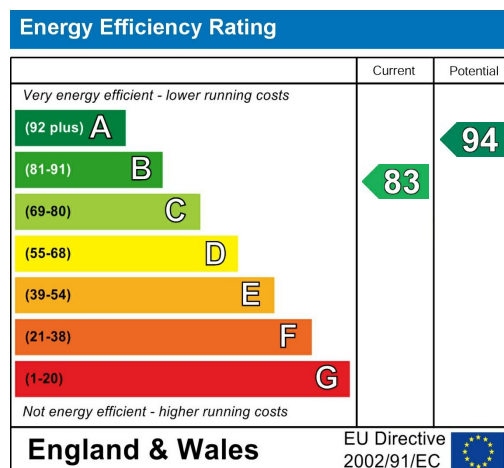
Floorplan







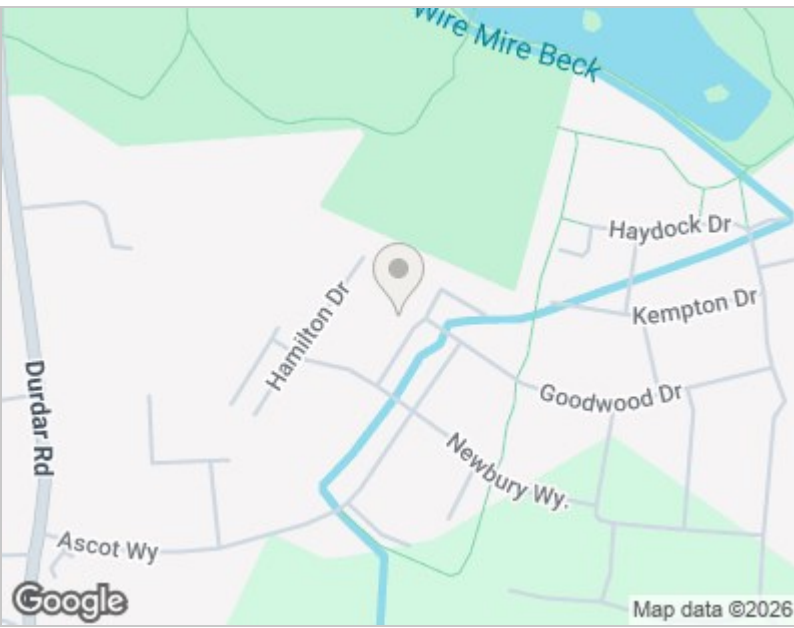
Energy Efficiency Graph



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



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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