



## Carleton Road

Carlisle, CA1 3EH

Guide Price £325,000



- No Onward Chain
- Sought After Position with Open-Field Views to the Rear
- Spacious Lounge plus Open-Plan Living/Dining Room with Kitchen
- First Floor Bathroom with Separate WC
- Detached Garage & Generous Driveway

- Extended Double-Bay Fronted Semi-Detached Family Home
- Excellent Potential to Modernise & Enhance
- Four Bedrooms (Three Double & One Single)
- Mature and Well-Maintained Gardens to the Front & Rear
- EPC - D

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Offered to the market with no onward chain, this extended and double-bay fronted four-bedroom semi-detached family home enjoys a sought-after position with attractive open-field views to the rear, presenting an excellent opportunity for buyers seeking a spacious home with superb potential to modernise and enhance. Well suited to a range of purchasers, the accommodation is both generous and versatile, enhanced by a beautifully light and airy interior created by numerous large windows throughout, including striking floor-to-ceiling windows in both the lounge and living area. These impressive features flood the home with natural light and further emphasise the excellent proportions of the lounge and the open-plan living/dining room with kitchen, which together provide superb flexibility for modern family living. To the first floor, there are four bedrooms, including three doubles and one single, in addition to a family bathroom with separate WC. Externally, the property continues to impress with mature and well-maintained gardens to both the front and rear, providing a pleasant outdoor setting with plenty of appeal, while a detached garage and driveway add further practicality. Combining a highly desirable setting, open outlooks and exciting scope for improvement, this is a property with excellent potential to become a superb long-term family home.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - C.

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:

### HALLWAY

Entrance door from the front, internal doors to the lounge and living/dining room, radiator, parquet flooring, and stairs to the first floor landing.

### LOUNGE

Double glazed bay window to the front aspect, double glazed sliding patio door to the rear garden, double glazed window to the rear aspect, radiator, and a fireplace with electric fire.

### LIVING/DINING ROOM

Living Area:

Double glazed bay window to the rear aspect, fireplace with gas fire, open to the kitchen.

Dining Area:

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

### KITCHEN

Fitted kitchen with peninsula, comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated eye-level electric double oven, electric hob, extractor unit, integrated fridge freezer, one bowl stainless steel sink with mixer tap, space with plumbing for a washing machine, double glazed window to the rear aspect, and an external door to the rear garden.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to four bedrooms, bathroom and WC, loft-access point, and a skylight window.

### BEDROOM ONE

Double glazed bay window to the front aspect, two double glazed windows to the rear aspect, radiator, and fitted wardrobes with drawers.

### BEDROOM TWO

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

### BEDROOM THREE

Double glazed bay window to the rear aspect, and a radiator.

### BEDROOM FOUR

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

## BATHROOM

Two piece suite comprising a pedestal wash basin, and a bath with electric shower over. Fully-tiled walls, radiator, obscured double glazed window, and a built-in cupboard with wall-mounted gas boiler internally.

## WC

WC and an obscured double glazed window.

## EXTERNAL:

Front Garden & Driveway:

To the front of the property is a mature garden comprising a lawn and established borders, alongside a generous driveway providing off-street parking for two to three vehicles. There is access from the driveway into the property, as well as access to the garage and a gate leading to the rear garden.

Rear Garden:

To the rear of the property is a large enclosed garden, benefiting from a neatly maintained lawn and established borders of trees, shrubs and hedging. In addition, the rear garden includes a small paved seating area with access from the lounge, an external cold water tap, a garden store and a coalhouse.

## GARAGE, GARDEN STORE & COALHOUSE

Garage:

Double barn-style garage doors, and a single glazed window.

Garden Store:

Pedestrian access door.

Coalhouse:

Pedestrian access door.

## WHAT3WORDS:

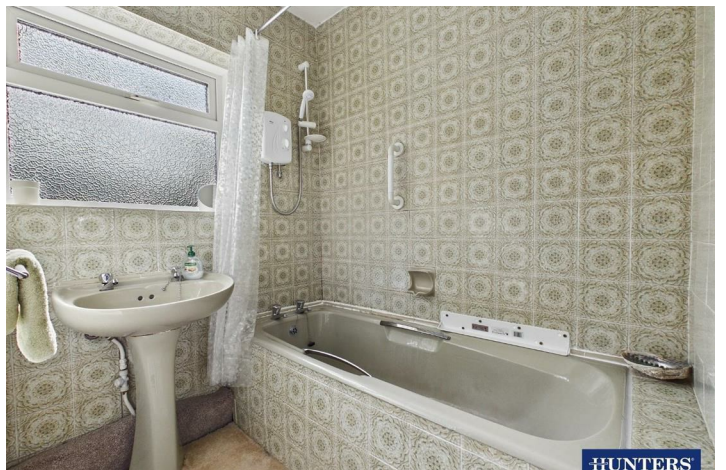
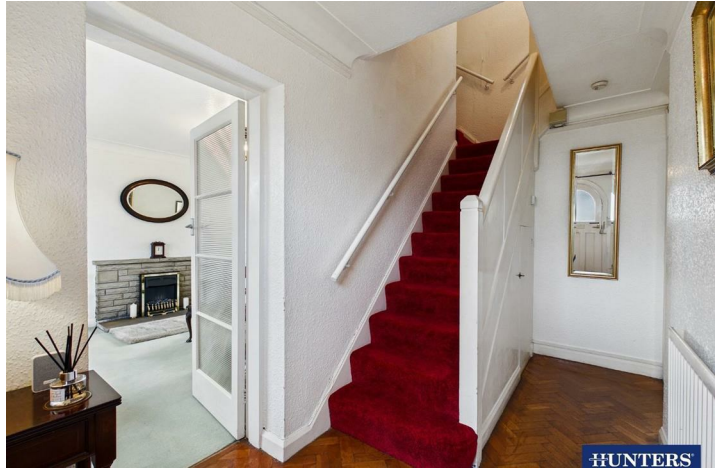
For the location of this property, please visit the What3Words App and enter - losses.maps.icons

## 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.

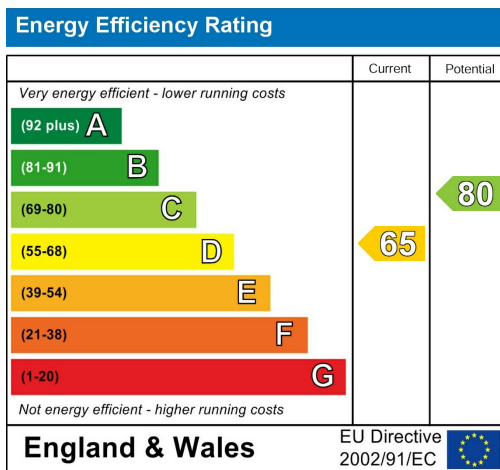
# Floorplan







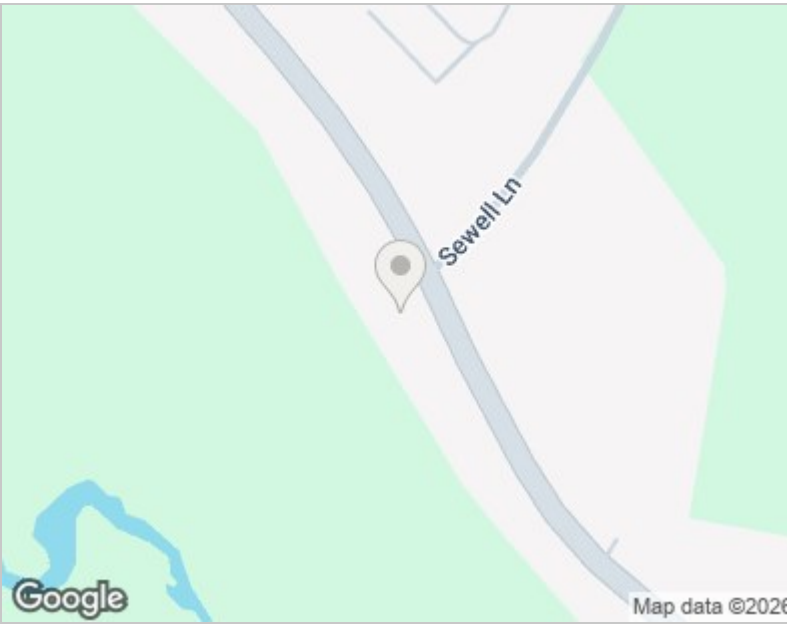
## Energy Efficiency Graph



## 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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HERE TO GET YOU THERE

Tel: 01228 584249



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