



## Highwood Crescent

Carlisle, CA1 3LE

Guide Price £240,000



- No Onward Chain
- Superb Potential to Personalise
- Spacious Conservatory with Garden Access
- Two Double Bedrooms, Both with Fitted Wardrobes
- Off-Street Parking, Garage & Manageable Gardens
- Detached Two-Bedroom Bungalow
- Elevated Rear Outlook over Carlisle
- Well-Appointed Kitchen & Comfortable Living Room
- Three-Piece Family Bathroom
- EPC - D

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**NO ONWARD CHAIN** – This detached two-bedroom bungalow with conservatory and garage presents a fantastic opportunity for those seeking a well-proportioned home, peacefully positioned and enjoying an elevated open outlook to the rear across Carlisle. The property features a spacious conservatory overlooking the rear garden, a well-appointed kitchen and comfortable living room, two double bedrooms, and a three-piece family bathroom. Offering generous internal space and storage, with excellent scope to update and personalise, it's ideal for a range of buyers. Externally, there is a gated driveway providing ample off-road parking, a detached garage for additional storage, and attractive front and rear gardens – manageable yet perfect for all ages and gardening abilities. Viewing is highly recommended to fully appreciate the location, outlook, and potential this charming bungalow offers.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, hallway, living room, kitchen, conservatory, two bedrooms and bathroom internally. Externally there is off-street parking, a detached garage and gardens to the front and rear. EPC - D and Council Tax Band - C.

Located within a desirable residential area just off London Road, one of Carlisle's main arterial routes, Highwood Crescent enjoys excellent connectivity both into and out of the city. The area is well served by a wide range of amenities, including SPAR, Morrisons & Co-Op convenience stores, ALDI supermarket, two post offices and pharmacies, with further major retailers including B&Q, Pets at Home, ASDA, B&M Bargains, and Iceland, all within easy reach. Carlisle city centre is just a short distance away, offering an even broader selection of amenities and leisure opportunities, along with The Lanes shopping centre and the Citadel Railway Station on the West Coast Main Line. For commuters, the area is ideally positioned, with the M6 (J42) just a few minutes' drive away and regular bus services running several times an hour into the city centre. Families are also well catered for, with a good choice of well-regarded schools for all age groups nearby.

## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the front and an internal door to the hallway.

### HALLWAY

Internal doors to the living room, kitchen, two bedrooms and bathroom, radiator, walk-in cupboard and an airing cupboard with radiator internally.

### LIVING ROOM

Double glazed sliding patio door to the conservatory, radiator and a fireplace with gas fire.

### KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Space for a freestanding gas cooker, extractor unit, integrated fridge freezer, space and plumbing for a washing machine, one bowl stainless steel sink with mixer tap, radiator, wall-mounted and enclosed gas boiler, internal door to the conservatory, internal double glazed window to the conservatory and a double glazed window to the side aspect.

### CONSERVATORY

Double glazed windows to the rear aspect, and two external doors to the rear garden.

### BEDROOM ONE

Double glazed window to the front aspect, radiator and a fitted wardrobe with double sliding doors.

### BEDROOM TWO

Double glazed window to the front aspect, double glazed window to the side aspect, radiator and a fitted wardrobe with double sliding doors.

### BATHROOM

Three piece suite comprising a WC, pedestal wash basin and bath with electric shower over. Part-tiled walls, radiator and an obscured double glazed window.

## EXTERNAL:

### Front Garden & Driveway:

To the front of the property is a low-maintenance garden with mature shrubs/bushes, along with a block-paved driveway with double gates. The driveway can accommodate off-street parking for two/three vehicles and includes access into the garage, along with access gates to both sides of the property to the rear garden.

### Rear Garden:

To the rear of the bungalow is a generous garden with elevated rear outlook. The garden includes a paved seating area, large gravelled borders and lawn, along with a variety of mature trees and shrubs, and an external cold water tap.

### GARAGE

Detached garage benefitting a manual up and over garage door and pedestrian access door.

### WHAT3WORDS:

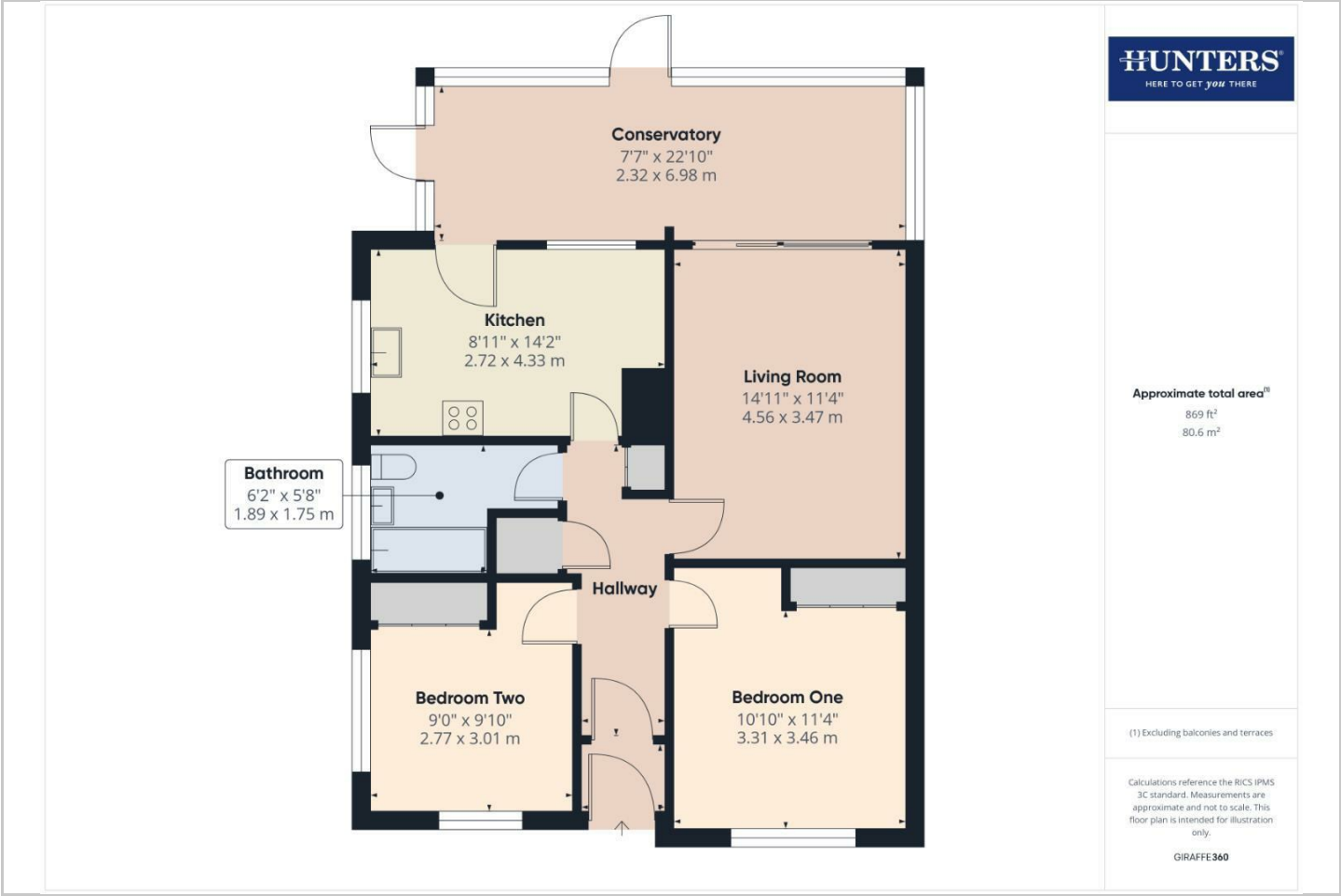
For the location of this property, please visit the What3Words App and enter - pitch.films.pulled

### AML DISCLOSURE:

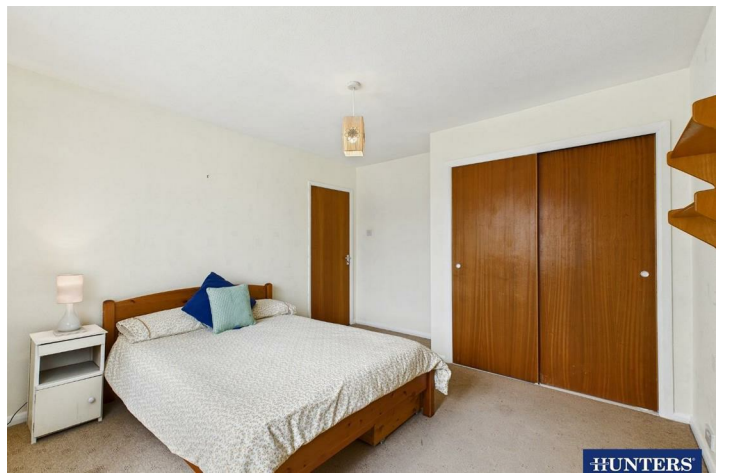
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Floorplan



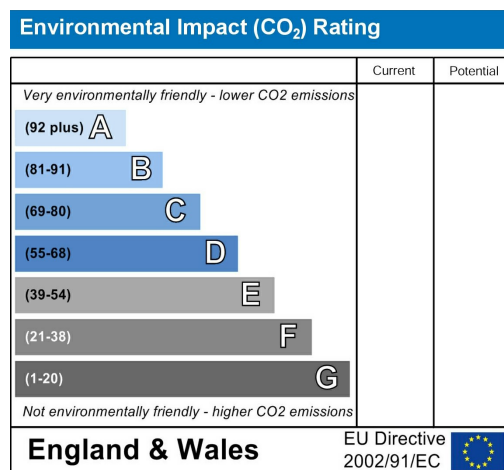
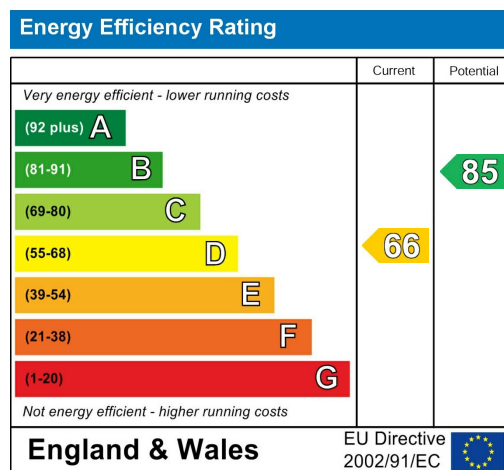








## Energy Efficiency Graph

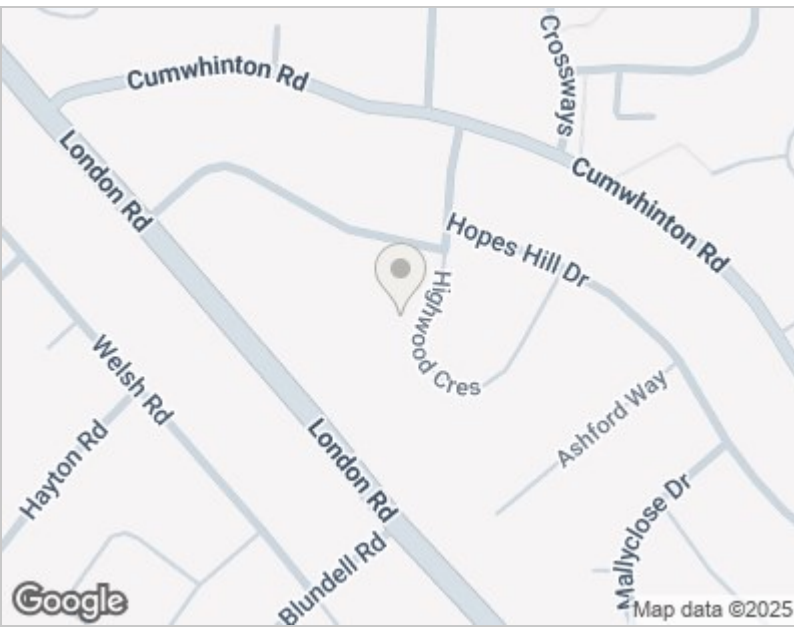


## Viewing

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



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