



## Bedford Road

Carlisle, CA2 5QE

Guide Price £170,000



- Semi-Detached Home with No Onward Chain
- Perfect for First-Time Buyers, Families, Professionals & Investment Landlords
- Spacious Living Room with Electric Fire & Sliding Patio Doors
- Large Rear Garden with Patio, Lawn and Direct Access to the Allotment Gardens
- Ample On-Street Parking
- Ideally Located between Dalston Road & Wigton Road
- Modern Kitchen with Breakfast Bar
- Three Good-Sized Bedrooms & a Contemporary Family Bathroom
- Shared Driveway & Private Single Garage to the Rear
- EPC - D

# Bedford Road

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NO CHAIN – Ready to move straight into, this well-presented three-bedroom semi-detached home with shared driveway and garage offers an ideal opportunity for a wide range of buyers. Perfectly positioned on Bedford Road, between Dalston Road and Wigton Road, the property provides excellent access to local amenities, transport links and the Cumberland Infirmary. The interior is neutrally decorated throughout, creating a bright and welcoming blank canvas ready for personal touches. The accommodation includes a spacious living room with large sliding patio door, a modern kitchen with breakfast bar, three generously sized bedrooms and a contemporary family bathroom. Externally, the property boasts a sizeable rear garden, perfect for children, entertaining or relaxing, along with the added benefit of a single garage and direct access to nearby allotment gardens. Viewing is highly recommended to fully appreciate everything this superb home has to offer, contact Hunters Carlisle today.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises an entrance hall, living room, breakfast kitchen, rear hall and WC/cloakroom to the ground floor with a landing, three bedrooms and bathroom to the first floor. Externally there are gardens to the front and rear, shared driveway and a single garage. EPC - D and Council Tax Band - A.

The location of Bedford Road offers fantastic convenience, positioned between Dalston Road and Wigton Road, with direct routes into Carlisle City Centre via Caldewgate and Shaddongate, or out of the city towards the Western Bypass connecting to the A595, M6 and A69. Excellent public transport links are available too, with regular bus services along both Dalston Road and Wigton Road making the city and surrounding areas easily accessible. Everyday amenities are close at hand, including convenience stores, supermarkets, a post office, home stores, schools and a variety of takeaway restaurants. Both the Cumberland Infirmary and McVitie's are within a ten-minute walk, while Carlisle City Centre can be reached on foot in around twenty minutes.

## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the front with an obscured double glazed side panel window, internal door to the living room, radiator and stairs to the first floor landing.

### LIVING ROOM

Double glazed sliding patio door to the rear garden, wall-mounted electric fire and an internal door to the breakfast kitchen.

### BREAKFAST KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, gas hob, extractor unit, space and plumbing for a washing machine, one and a half bowl stainless steel sink with mixer tap, radiator, under-stairs cupboard, internal door to the rear hall, double glazed window to the front aspect and a double glazed window to the side aspect.

### REAR HALL

External door to the side driveway, internal door to the WC/cloakroom and a walk-in cupboard/store with power and lighting internally.

### WC/CLOAKROOM

WC and an obscured double glazed window.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor entrance hall, internal doors to three bedrooms and bathroom, loft-access point and a double glazed window to the side aspect.

### BEDROOM ONE

Double glazed window to the rear aspect, radiator and a built-in wardrobe with double sliding doors.

### BEDROOM TWO

Double glazed window to the rear aspect, radiator and a fitted cupboard housing the wall-mounted gas boiler.

### BEDROOM THREE

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

### BATHROOM

Three piece suite comprising a WC, vanity unit with wash basin, and a bath benefitting a mains shower with rainfall shower head. Part-tiled walls and an obscured double glazed window.

## EXTERNAL:

### Front Garden & Shared Driveway:

To the front of the property is a low-maintenance garden which includes borders, pathway and pedestrian gate to the pavement. The driveway is shared with the neighbouring property, accessible via double gates and providing vehicular access between the properties towards the rear garden and garage.

### Rear Garden:

To the rear of the property is a large garden, including a paved seating area directly outside the living room patio door, lawn, gravelled area, and a further paved seating area which benefits a pedestrian access gate to the allotments at the rear. Further to the rear elevation is an external cold water tap.

## GARAGE

Manual up and over garage door.

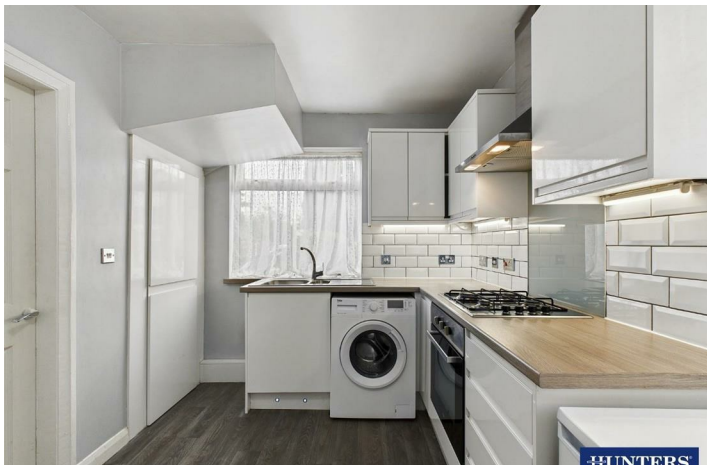
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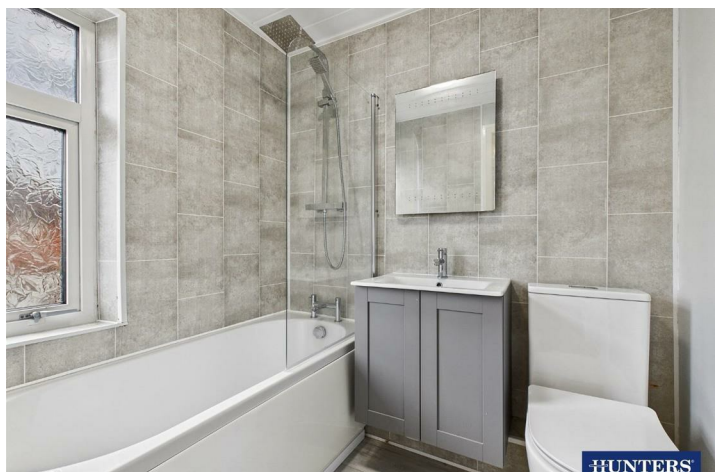
For the location of this property, please visit the What3Words App and enter - lance.mile.hardly

## 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

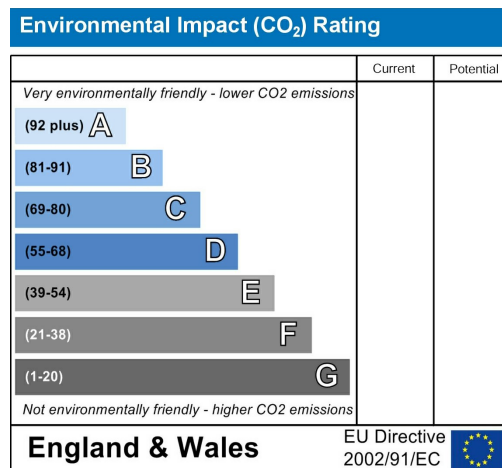
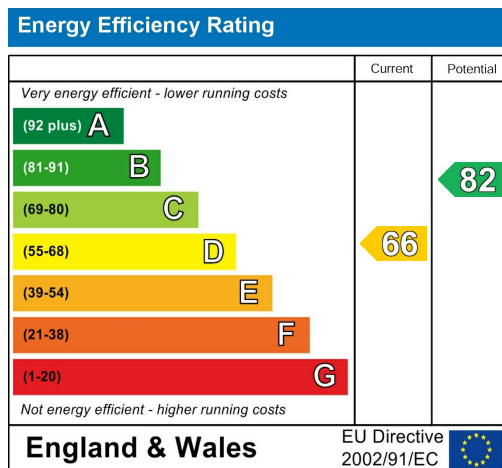






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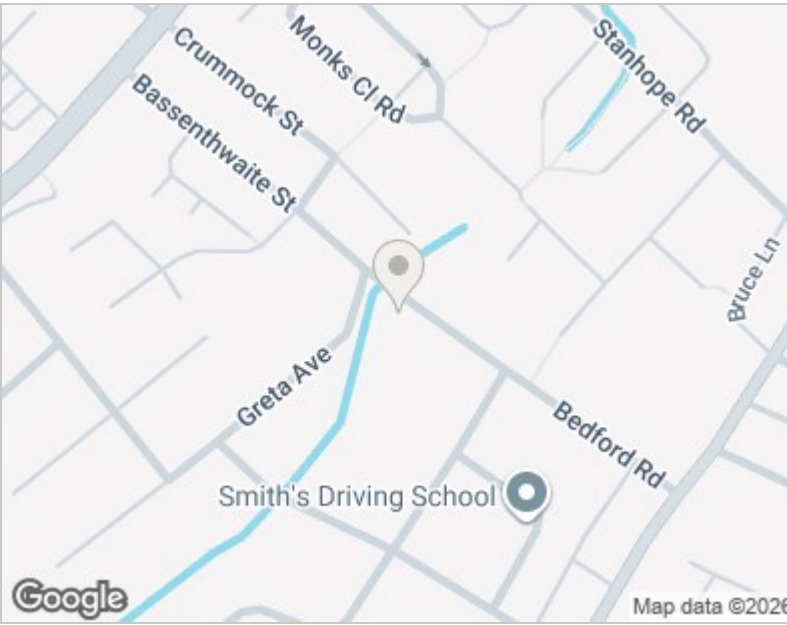
### Energy Efficiency Graph



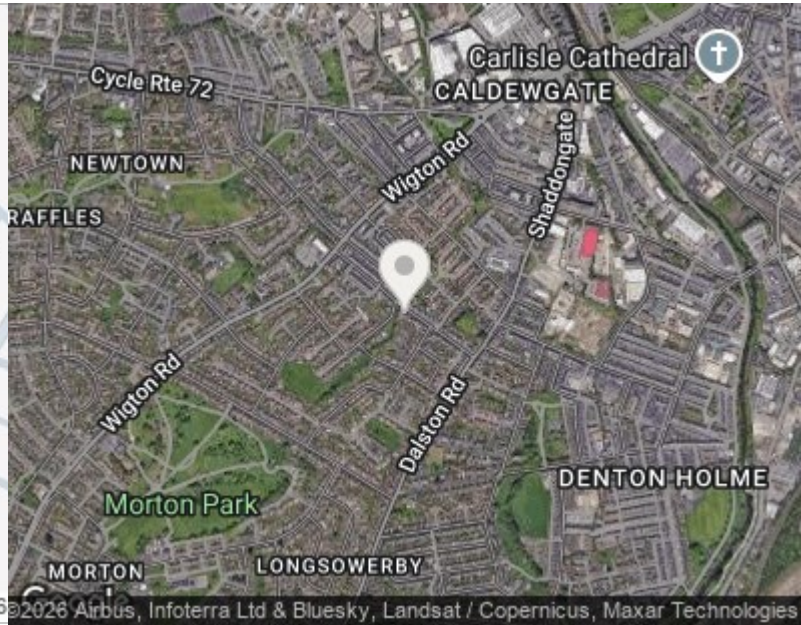
### Viewing

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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