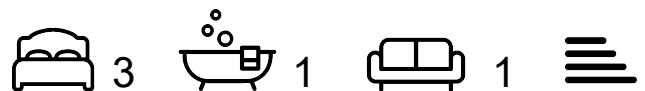




Dowbeck Road

Carlisle, CA2 7BX

Guide Price £120,000



- No Onward Chain
- Semi-Detached House on an Elevated Plot
- Neutrally Decorated, Well Presented and Move-In Ready
- Ideally Located just off Dalston Road
- Spacious Living Room and Generous Dining Kitchen
- Three Bedrooms and Four-Piece Family Bathroom
- Lawned Front and Side Gardens with Metal Store, Plus Low-Maintenance Rear Garden
- On-Street Parking with Potential Off-Road Parking
- Ideal for First-Time Buyers, Young Families and Investment Landlords
- EPC - TBC

Dowbeck Road

Carlisle, CA2 7BX

Guide Price £120,000



NO CHAIN - Occupying an elevated plot in a convenient position just off Dalston Road, this well-presented three-bedroom semi-detached home is neutrally decorated throughout and ready to move straight into. The accommodation is well proportioned, featuring a spacious living room and generous dining kitchen, together with three bedrooms and a four-piece family bathroom. Externally, the property benefits from lawned gardens to the front and side, complete with a useful metal storage shed, while the rear garden has been designed for low-maintenance enjoyment. On-street parking is currently available, with potential to create off-road parking to the side of the property. Ideally suited to first-time buyers, young families and investment landlords alike, this appealing home combines practical living space, outdoor areas and a convenient location close to a wide range of local amenities and transport links.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - TBC and Council Tax Band - A.

Situated in a convenient and well-connected residential area just off Dalston Road, the property is ideally placed for access to Carlisle City Centre and a wide range of everyday amenities. Nearby facilities include supermarkets, convenience stores, shops, takeaway options and the Cumberland Infirmary, while a choice of primary and secondary schools can also be found within the surrounding area. Regular bus services provide convenient connections into the city and surrounding districts, with Carlisle's main railway station offering further regional and national travel links. For those travelling by car, the Western and Southern City Bypasses are easily accessible, providing excellent connections towards the A595, A69 and M6 motorway. Carlisle City Centre is also readily accessible by car, public transport or on foot, making this a particularly practical location for families, professionals and commuters alike.

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, internal door to the living room, and stairs to the first floor landing.

LIVING ROOM

Double glazed bow window to the front aspect, radiator, fireplace with electric fire, under-stairs cupboard, and an internal door to the dining kitchen.

DINING KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated eye-level electric double oven with grill, five-burner gas hob, extractor unit, integrated dishwasher, integrated under-counter fridge, one bowl stainless steel sink with mixer tap and separate draining board, radiator, double glazed window to the side aspect, two double glazed windows to the rear aspect, and an external door to the rear garden.

UTILITY ROOM

Plumbing for a washing machine, external venting for a tumble dryer, wall-mounted gas boiler, and a double glazed window to the rear aspect.

FIRST FLOOR:

LANDING

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

BEDROOM ONE

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

BEDROOM TWO

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

BEDROOM THREE

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

BATHROOM

Four piece suite comprising a WC, vanity unit with wash basin, bathtub with hand shower attachment, and a corner shower enclosure benefitting a mains shower with rainfall shower head, hand attachment and body-jets. Part-tiled walls, chrome towel radiator, recessed lighting, and an obscured double glazed window.

EXTERNAL:

Front & Side Gardens:

To the front and side of the property is a lawned garden with concrete steps and pathway. Additionally, a metal store is positioned to the side of the property, alongside

an area of block-paving, which could be adapted to become dedicated off-street parking. Current parking is available on-street.

Rear Garden:

To the rear of the property is an enclosed and low-maintenance garden which includes artificial lawn and an external cold-water tap.

WHAT3WORDS:

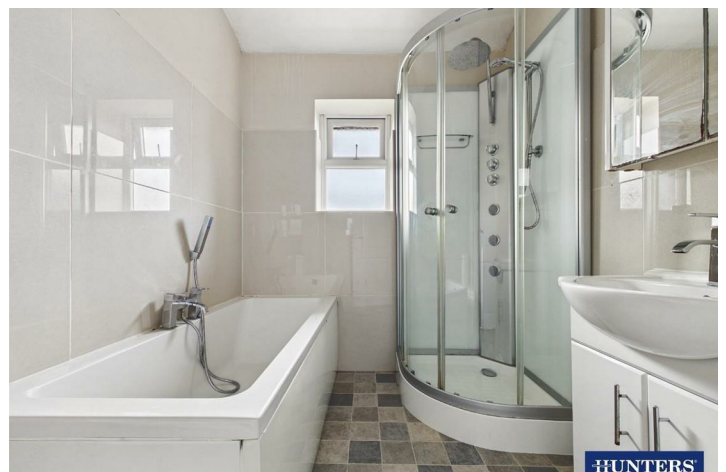
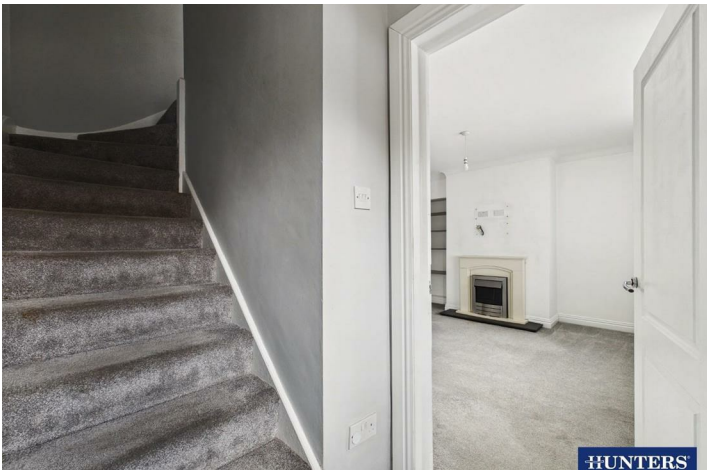
For the location of this property, please visit the What3Words App and enter - [///heavy.bumps.little](https://www.what3words.com/heavy.bumps.little)

AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (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.

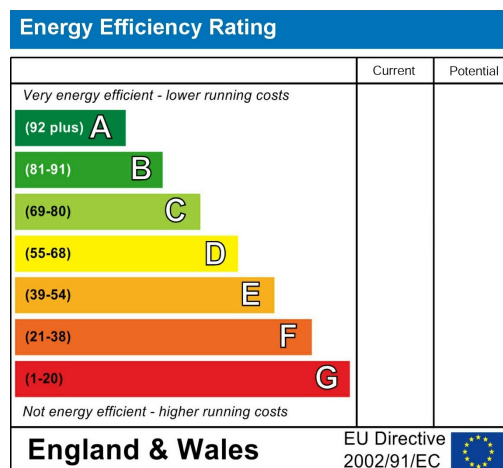
Floorplan







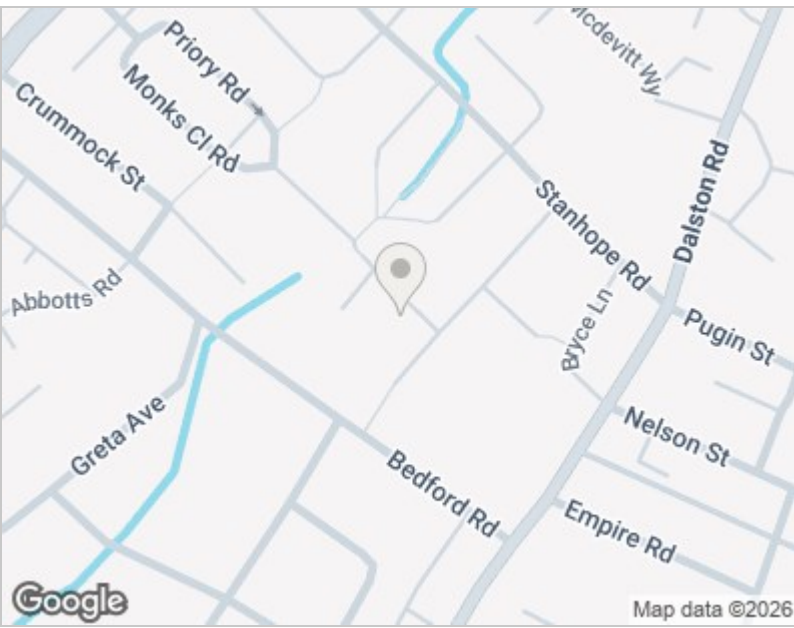
Energy Efficiency Graph



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





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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