



## Edward Street

Carlisle, CA1 2EX

Guide Price £115,000



- Ideal for First-Time Buyers, Professionals and Buy-To-Let Landlords
- Convenient Location Moments from Carlisle City Centre
- Living Room & Dining Kitchen
- Modern First-Floor Shower Room
- On-Street Parking
- Spacious End of Terrace House
- Well Presented Throughout
- Two Double Bedrooms
- Shared Rear Yard with Private Store
- EPC - D

# Edward Street

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Located just moments from Carlisle city centre, this spacious two-bedroom end-of-terrace house is well presented throughout and offers an excellent opportunity for first-time buyers, professionals and buy-to-let landlords alike. Internally, the accommodation provides a bright and welcoming atmosphere, comprising a lovely living room, a generous dining kitchen, two double bedrooms, and a modern first-floor shower room. Externally, there is a shared rear yard with a private store, while on-street parking adds further convenience. Ready for immediate occupation and appealing to a wide range of buyers, this is a property not to be missed. Contact Hunters today to arrange your viewing.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - A.

Situated within a convenient residential area just outside Carlisle city centre, this property enjoys excellent access both into and out of the city, with the centre itself only minutes away. A range of everyday amenities are close at hand, including popular supermarkets and retail stores such as ASDA, B&M and Iceland, together with a selection of cafés, pubs and restaurants nearby.

Carlisle city centre provides a broader mix of shopping, leisure and transport facilities, including The Lanes Shopping Centre and Citadel Railway Station. The area is also particularly well placed for commuters, offering straightforward access to the M6 (J42), regular nearby bus services, and excellent road links across the city. Families will further benefit from a choice of reputable schools for a range of ages within the surrounding area.

## GROUND FLOOR:

### HALLWAY

Entrance door from the front, internal door to the kitchen, opening to the living room, and a radiator.

### LIVING ROOM

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

### DINING 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 for a fridge freezer, space with plumbing for a washing machine, one and a half bowl sink with mixer tap, radiator, stairs to the first floor landing, and a double glazed window to the side aspect.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor, internal door to two bedrooms and shower room, loft-access point, recessed spotlights, and a radiator.

### BEDROOM ONE

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

### BEDROOM TWO

Double glazed window to the side aspect, radiator, and a built-in cupboard with wall-mounted gas boiler internally.

### SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin, and a step-in shower enclosure benefitting an electric shower unit with rainfall shower head and hand attachment. Part-boarded walls, chrome towel radiator, recessed spotlights, extractor fan, and an obscured double glazed window.

## EXTERNAL:

Externally, there is a shared yard with private store to the rear of the property, accessible only via the

communal lane from Charles Street, with on-street permit parking available in the vicinity.

## WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - ruler.void.humble

## AML DISCLOSURE:

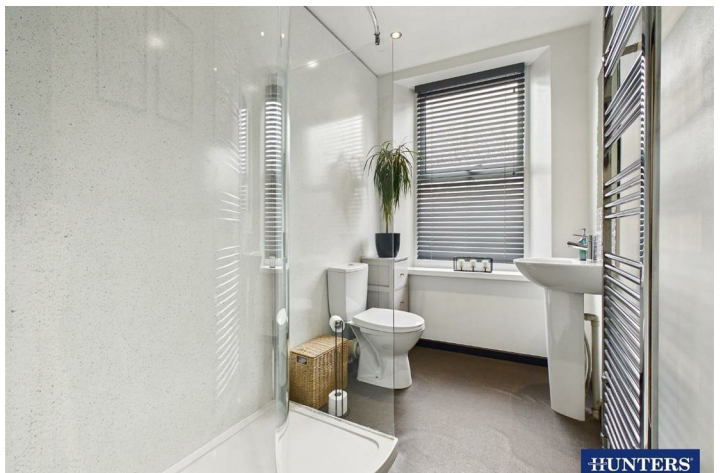
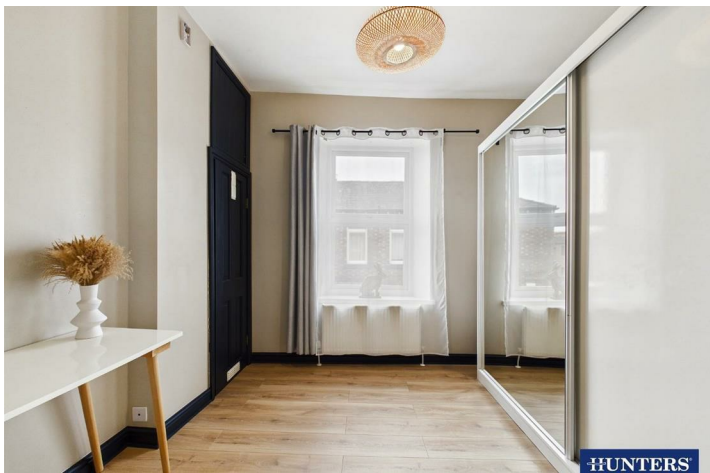
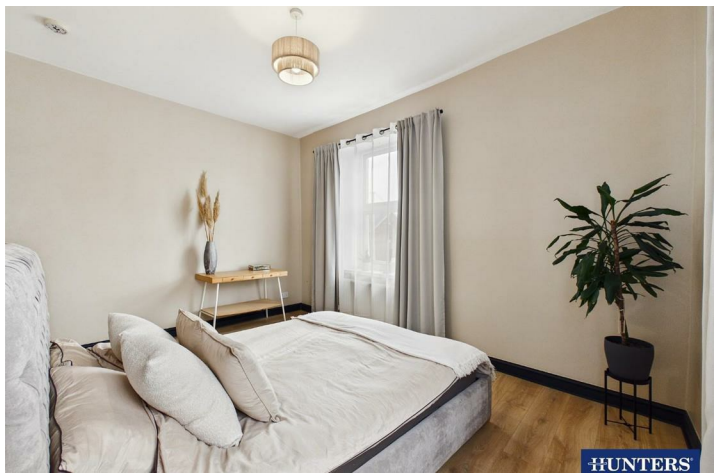
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

## AGENTS NOTE:

There is an area of flying-freehold where the shower room for 11 Edward Street overhangs the yard access passageway.

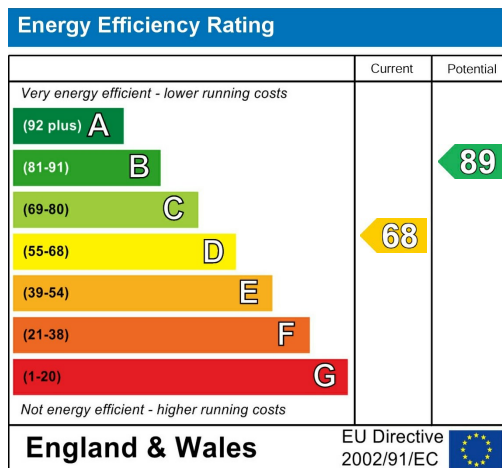
# Floorplan







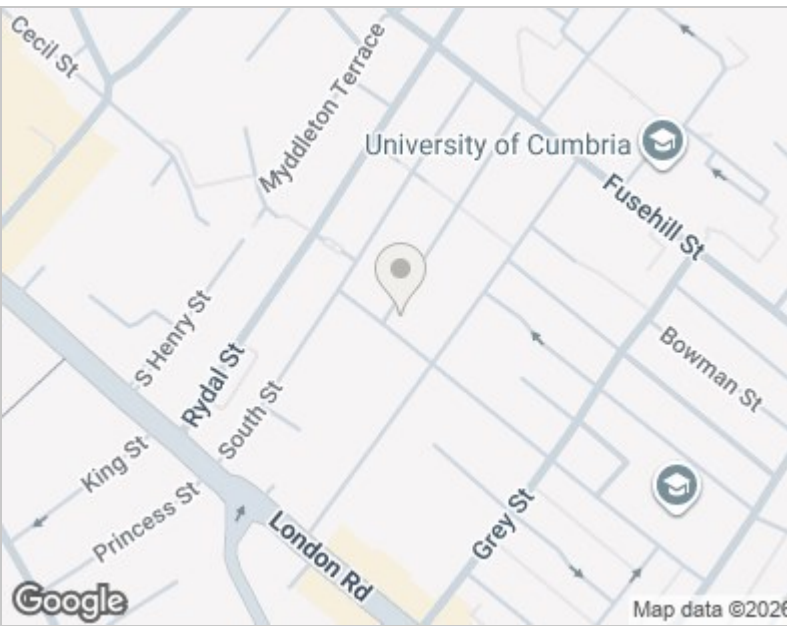
## Energy Efficiency Graph



## 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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