



## Botcherby Avenue

Carlisle, CA1 2TX

Guide Price £99,950



- Mid-Terraced House
- Spacious Living Room plus Conservatory
- Three Bedrooms
- Generous Rear Garden
- Ideal for First-Time Buyers, Investors or Those Seeking a Project

- Excellent Potential to Modernise and Personalise
- Fitted Kitchen with Scope for Improvement
- Three-Piece Ground-Floor Bathroom
- Gated Off-Road Parking to the Front plus Additional On-Street Parking
- EPC - E

# Botcherby Avenue

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This three-bedroom mid-terraced house with conservatory presents an excellent opportunity for buyers looking to modernise and personalise a home to suit their own style. Offering well-proportioned accommodation throughout, the property features a spacious living room, a conservatory overlooking the rear garden, a fitted kitchen with scope for improvement, and a three-piece family bathroom to the ground floor. To the first floor are two double bedrooms alongside a single bedroom. Externally, the property benefits from a generous rear garden, providing plenty of outdoor space to enjoy, while gated off-road parking to the front is complemented by additional on-street parking. Located in a popular residential area, this is an ideal purchase for first-time buyers, investors or those seeking a project with excellent potential.

#### Utilities, Services & Ratings:

Central Heating via Back Boiler and Double Glazing Throughout.

EPC - E and Council Tax Band - A.

Ideally positioned on the eastern edge of Carlisle, this location offers an excellent balance of everyday convenience, access to green spaces and superb transport connections. The area is well served by a range of local amenities, including nearby shops, supermarkets, schools, healthcare facilities and leisure options, while Carlisle city centre is within easy reach, offering a wider selection of restaurants, bars, retail facilities and professional services. For commuters, the area provides convenient access to key routes including the A69 and M6 motorway, with Junction 43 close by, making travel throughout Cumbria, southern Scotland and the North East straightforward.

Carlisle train station also offers direct rail services to key destinations including Newcastle, Glasgow, Edinburgh, Manchester and London. With regular bus routes serving the surrounding area and a choice of reputable primary and secondary schools nearby, the eastern side of Carlisle remains a popular and practical setting for families, professionals and those seeking a well-connected residential location.

## GROUND FLOOR:

### ENTRANCE HALL

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

### LIVING ROOM

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

### KITCHEN

Fitted base, wall and display cabinets with worksurfaces and tiled splashbacks above. Integrated electric oven, gas hob, extractor unit, integrated fridge freezer, space with plumbing for a washing machine, one and a half bowl sink with mixer tap, radiator, tiled flooring, double glazed window to the conservatory, and internal doors to the bathroom and conservatory.

### CONSERVATORY

Double glazed windows to the rear aspect, and double glazed patio doors to the rear garden.

### BATHROOM

Comprising a WC, pedestal wash basin, and a bath with electric shower over. Part-tiled walls, towel radiator, extractor fan, and an obscured double glazed window.

## FIRST FLOOR:

### LANDING

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

### BEDROOM ONE

Double glazed window to the rear aspect, radiator, and a built-in cupboard with water tank internally.

### BEDROOM TWO

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

### BEDROOM THREE

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

## EXTERNAL:

### Front Garden & Parking:

To the front of the property is a gravelled garden/parking area, with double gates to the front pavement, along with additional parking available on-street within Botcherby Avenue.

### Rear Garden:

To the rear of the property is a generous garden, benefitting a small paved seating area accessible from the conservatory, and an external cold water tap on the rear elevation.

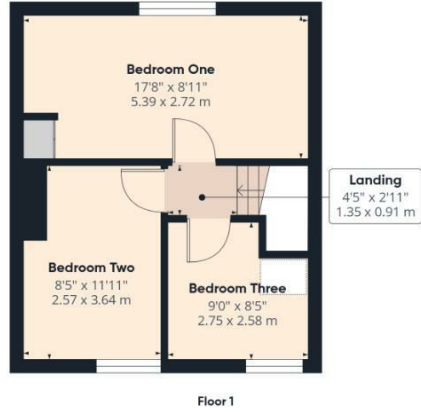
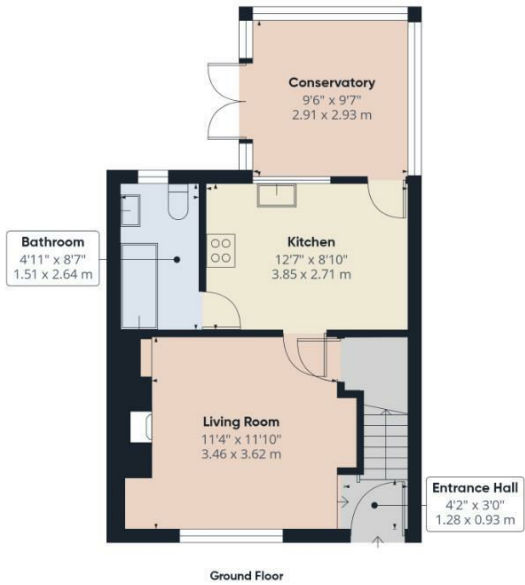
### WHAT3WORDS:

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

### 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



Approximate total area<sup>(1)</sup>  
771 ft<sup>2</sup>  
71.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

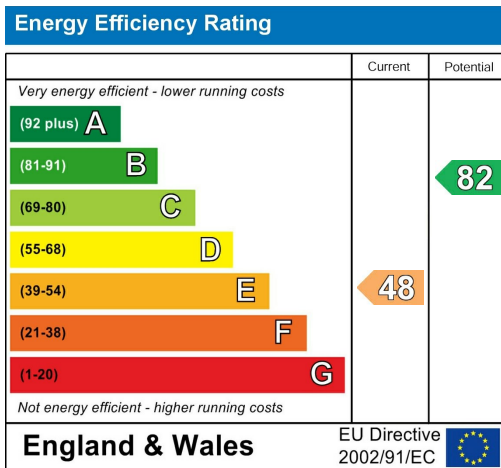
GIRAFFE 360







### 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



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