



## Hailforth Road, , Carlisle, CA3 0FF

- Semi Detached House
- Two Well Proportioned Bedrooms
- Beautifully Presented Throughout
- Driveway Parking
- Ideal for First Time Buyers
- Modern Dining Kitchen
- Family Bathroom & Convenient WC
- Low Maintenance Rear Garden
- Popular Residential Area
- EPC - B

**Guide Price £165,000**

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## DESCRIPTION

Contact Hunters to book your private tour today.

This well presented two-bedroom semi-detached house offers an ideal opportunity to First Time Buyers to secure a property within a desirable residential setting. As you enter the property, the bright entrance hallway features a WC for convenience. The generous living room flows seamlessly into the dining kitchen, providing a great space for entertaining. The modern kitchen benefits a practical layout, with plenty of space for the necessary appliances. The property continues to impress upstairs, where you will find two well proportioned bedrooms and three piece bathroom. Externally, the property provides ample off road parking and low maintenance rear garden, complete with a patio area and decking, providing an ideal space for alfresco dining.

Utilities, Services & Ratings:

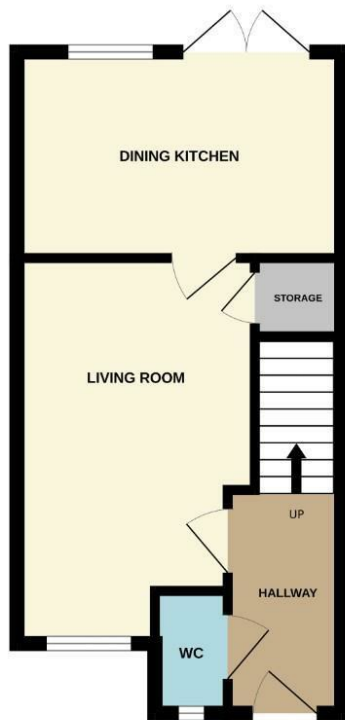
Gas Central Heating and Double Glazing Throughout.

EPC - B and Council Tax Band - B.

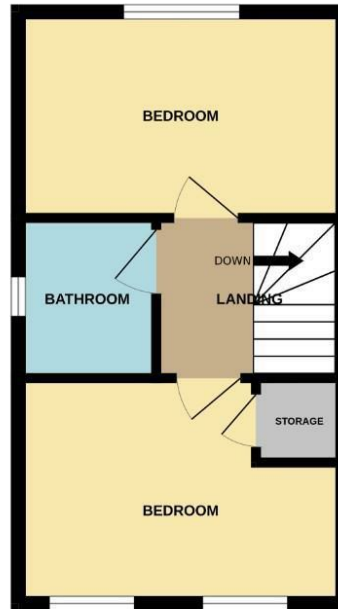




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

Please contact [centralhub@hunters.com](mailto:centralhub@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.