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Valley Drive

Carlisle, CA1 3TR

£180,000

3 1 2 C

- Nicely Presented Semi-Detached Home
- Spacious Living Room plus Bright Conservatory
- Three Bedrooms plus Family Bathroom
- Driveway Parking for Three Vehicles
- Gas Central Heating and Double Glazing Throughout
- Popular Garlands Area of Carlisle
- Fitted Kitchen with Dining Area
- Lawned Gardens to the Front and Rear
- Ideal for First-Time Buyers and Growing Families
- EPC - C

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Contact Hunters today to arrange your viewing of this nicely presented three-bedroom semi-detached home, ideally suited to first-time buyers and growing families alike. Enjoying an excellent position within a cul-de-sac setting in the ever-popular Garlands area, to the south of Carlisle, the property benefits from elevated views across Carlisle to the front and a delightful open-field aspect to the rear. Offering spacious and practical accommodation throughout, the property includes a generous living room, a well-proportioned dining kitchen with patio doors leading into the conservatory, which provides a lovely, flexible additional living space with views over and direct access to the rear garden. The accommodation is completed by three bedrooms, a family bathroom and a convenient ground-floor WC/cloakroom. Externally, the property benefits from lawned gardens to both the front and rear, with the rear garden also featuring patio and decking areas, ideal for outdoor dining and entertaining. Driveway parking for three vehicles adds further practicality, whilst the property's convenient location provides easy access to local schools, shops and the M6 motorway. Combining comfortable living accommodation, attractive outdoor space and an enviable position within a popular residential area, this property is an excellent choice for a variety of buyers. A viewing comes highly recommended.

Utilities, Services & Ratings:
Gas Central Heating and Double Glazing Throughout.
EPC - C and Council Tax Band - B.

Situated to the south of Carlisle, Garlands enjoys a convenient residential position with excellent access to a wide range of local amenities and transport connections. Nearby London Road offers a good selection of shops and supermarkets, including ASDA, B&M Bargains and Iceland, alongside a variety of pubs, restaurants and takeaways, ensuring everyday essentials are within easy reach. Carlisle city centre is just a short distance away, providing an extensive choice of shopping, leisure and entertainment facilities, including The Lanes Shopping Centre and Carlisle Railway Station, with regular services along the West Coast Main Line. The location is particularly well suited to commuters, with convenient access to Junction 42 of the M6 motorway, while regular bus services along London Road provide useful connections throughout the city. Families are also well catered for, with a choice of primary and secondary schools nearby, together with local parks and recreational facilities. Combining excellent accessibility with a well-established residential setting, Garlands is an appealing location for a wide range of purchasers.

GROUND FLOOR:

HALLWAY
5'7" x 3'1" (1.70m x 0.94m)
Entrance door from the front, internal doors to the living room and WC/cloakroom, radiator, and a double glazed window with front outlook.

LIVING ROOM
15'9" x 14'6" (4.80m x 4.42m)
Two double glazed windows with front outlook, two radiators, internal door to the dining kitchen, and an open staircase to the first floor.

DINING KITCHEN
14'6" x 8'2" (4.42m x 2.49m)
Fitted base, wall and larder units with worksurfaces and tiled splashbacks above. Integrated electric oven, gas hob, extractor unit, space with plumbing for a washing machine, one and a half bowl sink with mixer tap and draining board, wall-mounted and enclosed gas boiler, radiator, extractor fan, under-stairs cupboard, double glazed patio doors through to the conservatory, and a double glazed window with rear outlook.

CONSERVATORY
8'11" x 8'2" (2.72m x 2.49m)
Double glazed windows with rear outlook, double glazed external door to the rear garden, and a wall-mounted electric heater.

WC/CLOAKROOM
5'9" x 2'6" (1.75m x 0.76m)
Comprising a WC and wash basin. Radiator, and an obscure double glazed window.

FIRST FLOOR:

LANDING
Stairs up from the ground floor, internal doors to three bedrooms and bathroom, and a double glazed window with side outlook.

BEDROOM ONE
14'0" x 8'3" (4.27m x 2.51m)
Double glazed window with front outlook, and a radiator.

BEDROOM TWO
10'2" x 8'0" (3.10m x 2.44m)
Double glazed window with rear outlook, radiator, and a loft-access point.

BEDROOM THREE
7'1" x 6'0" (2.16m x 1.83m)
Double glazed window with front outlook, radiator, and an in-built cupboard with water tank internally.

BATHROOM
6'1" x 5'11" (1.85m x 1.80m)
Comprising a WC, wash basin, and bath with electric shower over. Part-tiled walls, tiled flooring, radiator, and an obscure double glazed window.

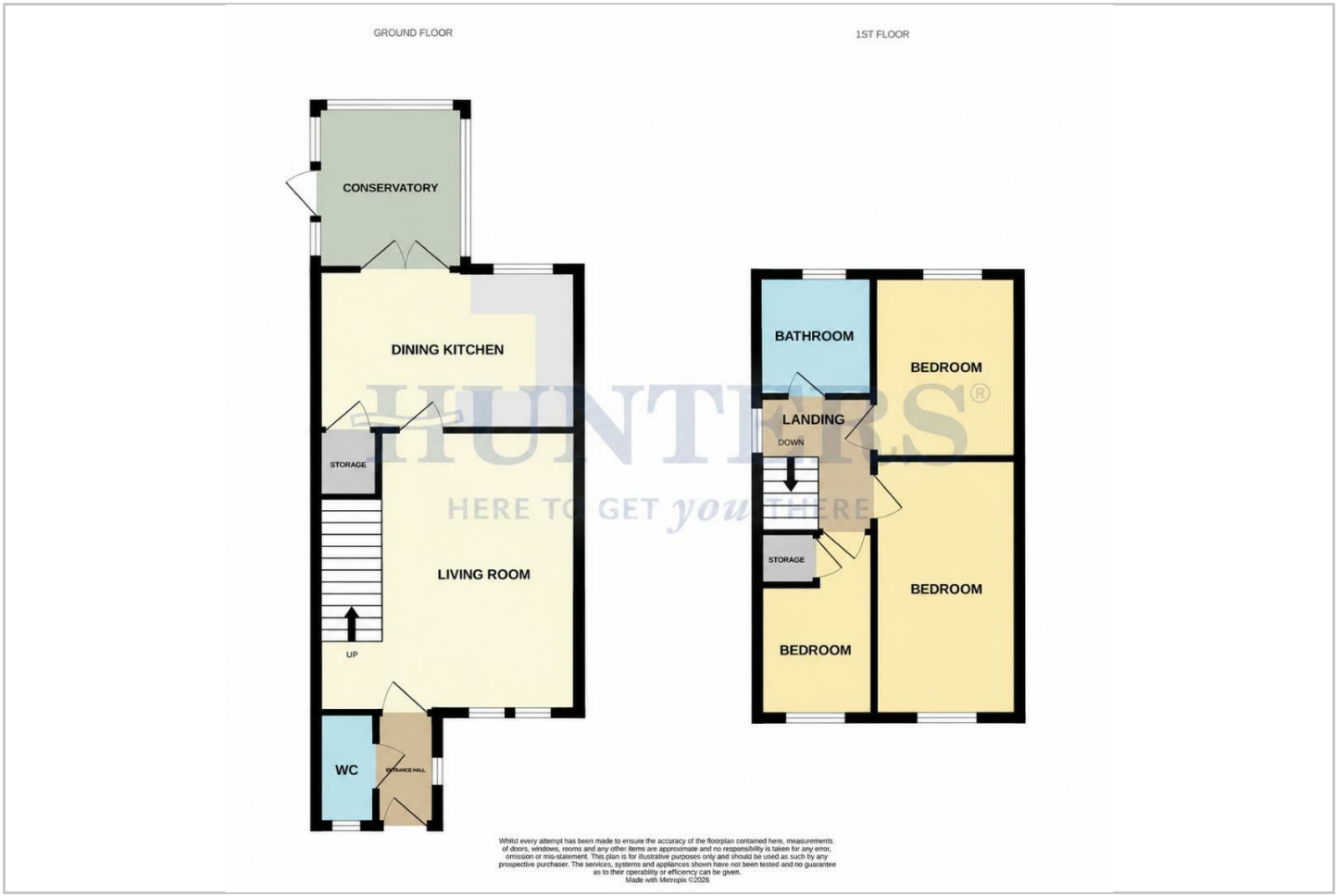
EXTERNAL:
Front Garden & Driveway:
To the front of the property is a a lawned garden, alongside a tarmac driveway which extends to the side of the property, allowing off-road parking for three vehicles.
Rear Garden:
To the rear of the property is an enclosed garden, benefitting a small patio, lawn, and area of decking. Additionally, the rear garden includes a large timber garden shed, and an external cold water tap.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - ///tricks.images.meal

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.

AGENTS NOTE:
Leasehold Title - 999 Years from 1 September 1997. Annual ground rent payment of approximately £75.00.

Floorplan


GROUND FLOOR
1ST FLOOR
CONSERVATORY
DINING KITCHEN
STORAGE
LIVING ROOM
UP
WC
ENTRANCE HALL
BATHROOM
BEDROOM
LANDING
DOWN
STORAGE
BEDROOM
BEDROOM
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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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EXECUTE
HUSTLE

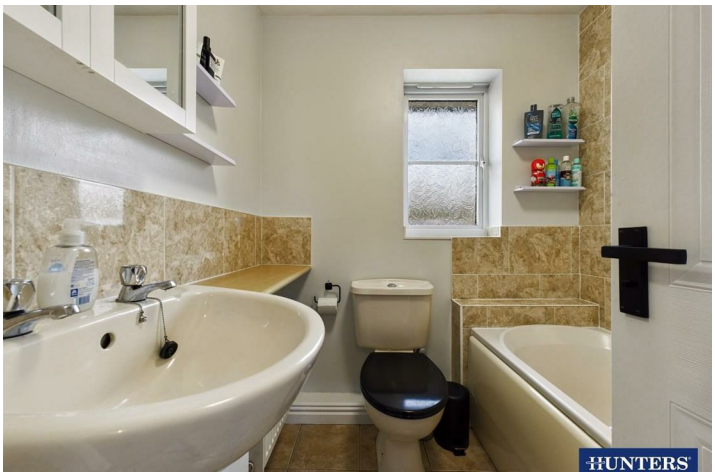


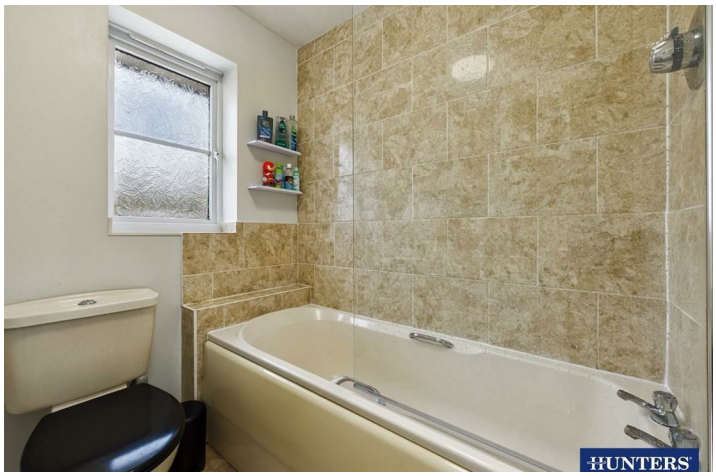


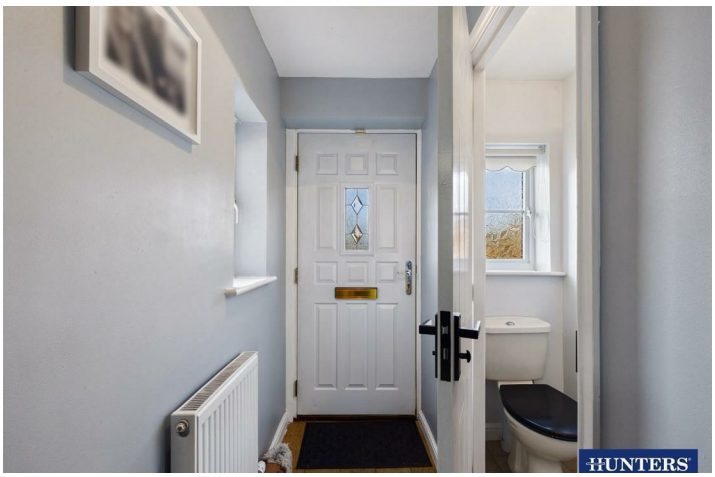








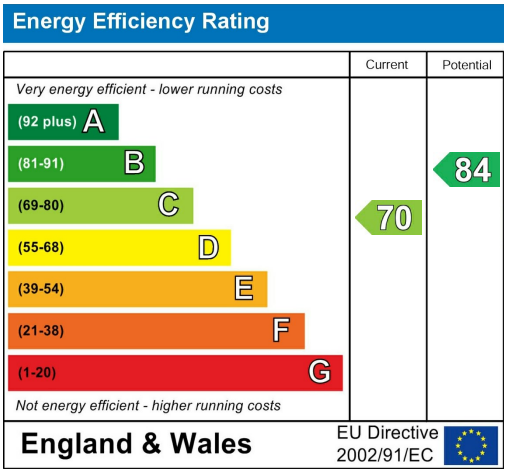


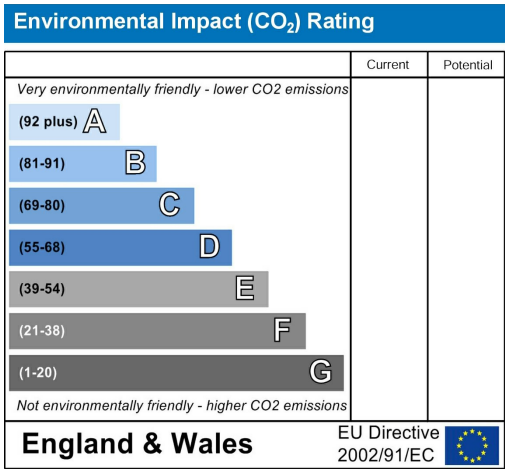






Energy Efficiency Graph





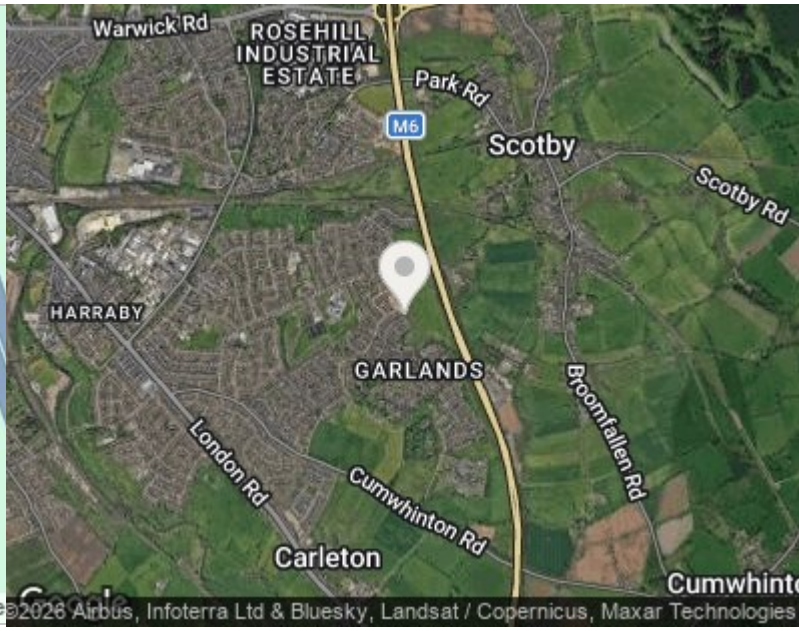
Viewing

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





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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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The Property Ombudsman