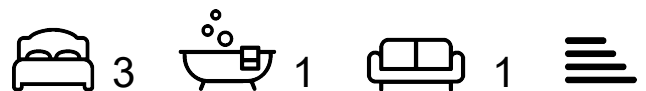




Richmond Green

Carlisle, CA2 6SY

Guide Price £150,000

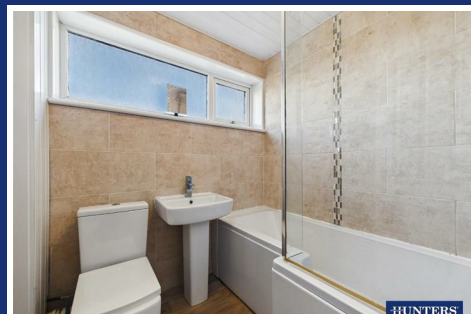


- Semi-Detached Family Home
- Popular Location to the West of Carlisle
- Spacious Living Room with Impressive Media Wall
- Modern Three-Piece Family Bathroom
- Single Garage & Ample Communal Parking
- Ideal for Families and First Time Buyers
- High-Specification Fitted Kitchen with Central Island
- Three Bedrooms
- Enclosed Low-Maintenance Side Garden with Store Room
- EPC - TBC

Richmond Green

Carlisle, CA2 6SY

Guide Price £150,000



PROPERTY LAUNCH - Saturday 7th February between 12:30pm and 2:30pm. Contact Hunters today to schedule your private viewing appointment.

This three-bedroom semi-detached home is situated on a pleasant plot with an open outlook to the front and has been greatly improved by the current owners. Internally, the property features a high-specification fitted kitchen with a central island, along with a spacious living room incorporating an impressive media wall with electric fire and patio doors opening onto the side garden. To the first floor, there are three bedrooms complemented by a modern three-piece family bathroom. While the property has already benefitted from a wide range of works and improvements, the new owners still have a fantastic opportunity to complete the remaining elements to their own tastes and standards, truly making this a perfect home. Externally, the enclosed side garden offers excellent space for outdoor enjoyment, alongside the added convenience of a store room, a large communal car park, and a single garage located within a terrace of garages to the rear. A viewing is essential to fully appreciate all that this property has to offer, contact Hunters today to arrange your viewing.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - TBC and Council Tax Band - A.

Situated to the west of Carlisle city centre, the property occupies a convenient location offering easy access to a wide range of local amenities and excellent transport connections. A variety of shops, supermarkets, and everyday facilities are just a short drive away, while Carlisle city centre and the Cumberland Infirmary can be reached quickly by car or via the area's frequent and reliable bus services. Regular routes operate close by, providing excellent connections across the city and to surrounding areas, making this an ideal location for commuters and those seeking ease of travel. The Western City Bypass is also readily accessible, offering further links to the wider road network. The area is well served by a range of reputable schools for all age groups, adding to its appeal for families.

Tel: 01228 584249

GROUND FLOOR:

KITCHEN

Contemporary fitted kitchen with central island, comprising a range of handleless base, wall and drawer units with matching Quartz worksurfaces and upstands above. Integrated eye-level electric oven, integrated micro-oven, electric hob, extractor unit, integrated fridge freezer, integrated dishwasher, integrated wine cooler, space and plumbing for a washing machine, space for a tumble dryer, inset one bowl sink with mixer tap and worksurface draining grooves, radiator, recessed spotlights, tiled flooring with electric underfloor heating, stairs to the first floor landing, internal door to the living room, external door to the front elevation, and a double glazed window to the front aspect.

LIVING ROOM

Fitted media wall which can accommodate an 85" television, inset electric fire, recessed spotlights, two radiators, under-stairs cupboard, and double glazed patio doors to the side garden.

FIRST FLOOR:

LANDING

Stairs up from the ground floor kitchen, internal doors to three bedrooms and bathroom, loft-access point, and a built-in cupboard with wall-mounted gas boiler.

BEDROOM ONE

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

BEDROOM TWO

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

BEDROOM THREE

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

FAMILY BATHROOM

Three piece suite comprising a WC, pedestal wash basin, and a P-shaped bath benefitting a

mains shower with rainfall shower head. Fully-tiled walls, chrome towel radiator, and an obscured double glazed window.

EXTERNAL:

Side Garden:

To the side of the property is an enclosed garden which includes a concrete hardstanding area and artificial lawn. The side garden benefits an external cold water tap, store room, and an access gate to the front pathway.

GARAGE:

A single garage located within a terrace of garages away from the property, benefitting a manual up and over garage door.

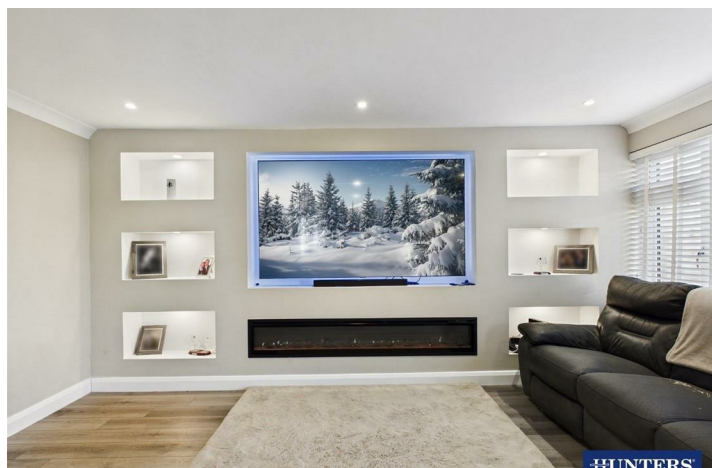
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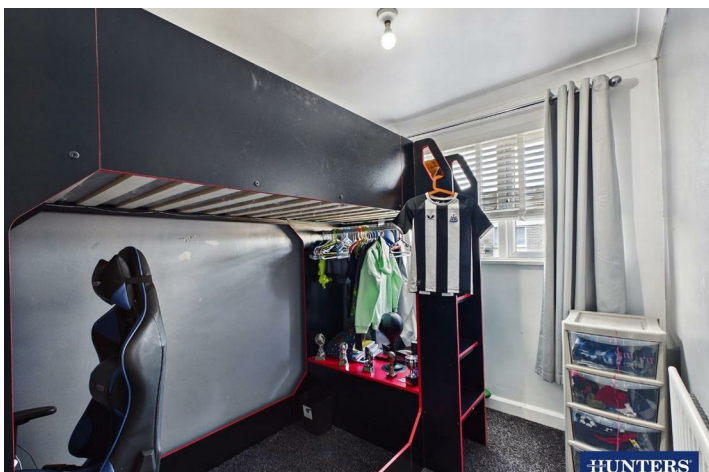
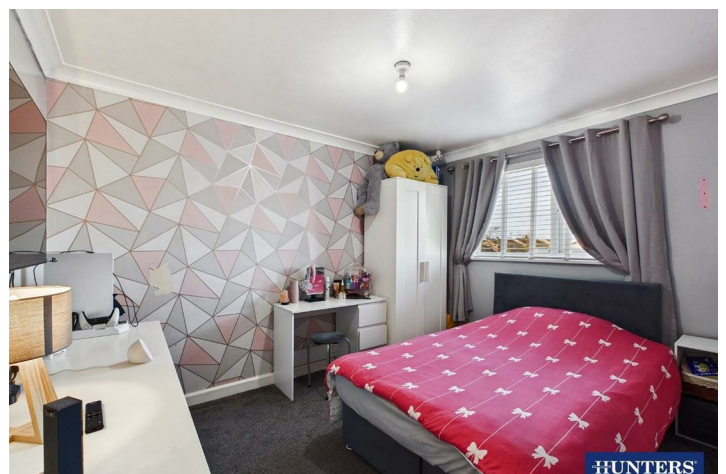
For the location of this property, please visit the What3Words App and enter - foods.level.family

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.

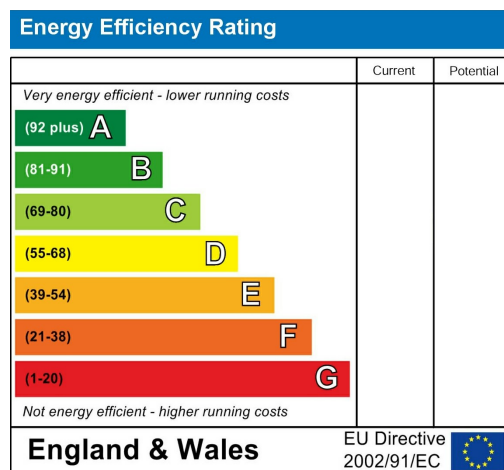
Floorplan







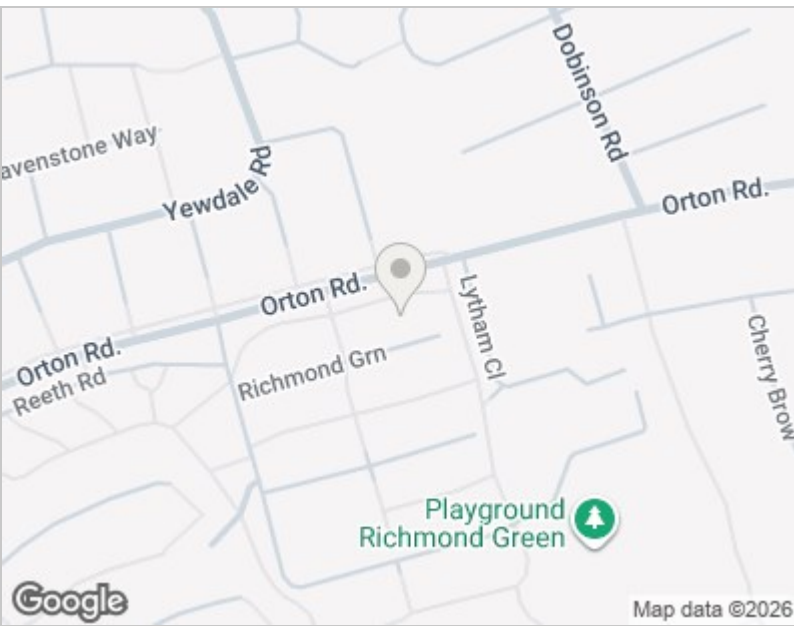
Energy Efficiency Graph



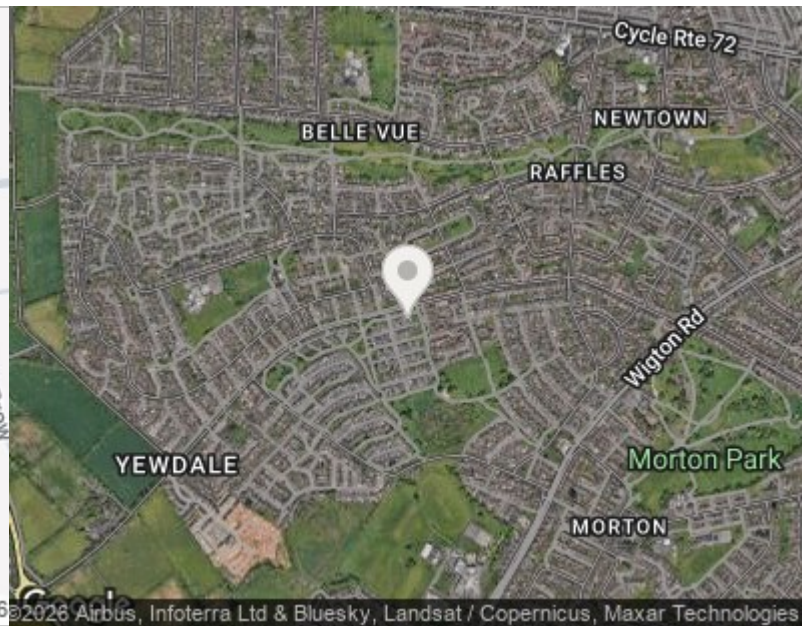
Viewing

Please contact our Hunters Carlisle & South West Scotland 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



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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