



HUNTERS®

Kingmoor Terrace

Carlisle, CA3 9QH

Guide Price £170,000



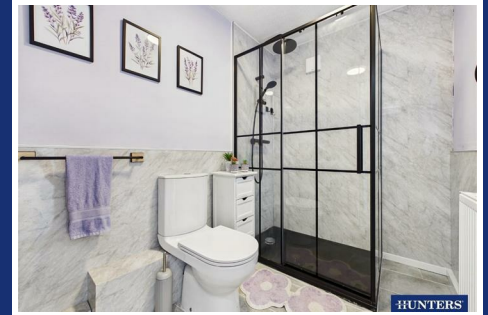
- No Onward Chain
- Moments from Kingmoor Nature Reserve
- Living Room and Conservatory
- Modern Ground-Floor Shower Room
- Off-Road Parking Available to the Rear

- Spacious Terraced House to the North of Carlisle
- Modern Fitted Kitchen
- Three Bedrooms - Two Double and One Single
- Large Mature Front Garden ready for Landscaping
- EPC - D

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Offered to the market with no onward chain, this spacious three-bedroom terraced house with conservatory enjoys a peaceful position to the north of Carlisle, backing directly onto Kingmoor Nature Reserve. Thoughtfully upgraded and tastefully decorated throughout, the property offers bright, well-proportioned accommodation that is ready for its new owners to move straight into and enjoy. The ground floor comprises a welcoming living room, bright conservatory, modern fitted kitchen and stylish shower room, while the first floor provides three generously sized bedrooms, including two doubles and a comfortable single. A small amount of finishing work remains, including ongoing improvements within the kitchen, alongside the installation of a new staircase banister and new carpets to the stairs and landing. Externally, the large and mature front garden offers excellent scope for landscaping and would be ideal for keen gardeners, while a parking area to the rear is complemented by a substantial timber store, providing useful additional storage. Combining spacious accommodation, tasteful improvements and an attractive setting beside the nature reserve, this is a wonderful home in a quiet yet convenient location, further enhanced by its position on a peaceful no-through road.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - A.

Situated to the north of Carlisle, this is a highly desirable and well-established location, favoured for its excellent range of nearby amenities and superb transport connections. Everyday conveniences are particularly well catered for, with ASDA, M&S Foodhall and Next Home at Kingstown Retail Park, together with Morrisons, Aldi, Home Bargains, Bannatynes Health Club & Spa, North Carlisle Medical Practice and The Gosling Bridge Inn all within easy reach, while Carlisle city centre provides a wider selection of shopping, dining and social amenities. The area is also well placed for schooling and day-to-day family life, with Carlisle railway station easily accessible for those travelling further afield. For commuters, the M6 at Junction 44, the A69 and the city bypass are all conveniently close by, making travel throughout the region and beyond both straightforward and efficient.

Tel: 01228 584249

GROUND FLOOR:

PORCH

Entrance door from the front, internal door to the living room, and a double glazed window to the front aspect.

LIVING ROOM

Double glazed window to the front aspect, radiator, recessed alcove cupboard, and an internal door to the kitchen.

KITCHEN

Modern fitted kitchen comprising a range of base, wall and drawer units with matching worksurfaces and upstands above. Space for a freestanding electric cooker, extractor unit, space for a fridge freezer, space for a tumble dryer, space with plumbing for a washing machine, one and a half bowl stainless steel sink with mixer tap, recessed lighting, tiled flooring, radiator, stairs to the first floor landing, internal door to the rear hall, and a double glazed window to the rear aspect.

(Please note, the staircase is currently undergoing work, and will be finished prior to a sale completing, including new banister, carpet and tiled flooring completed within the kitchen area)

REAR HALL

Internal door to the bathroom, opening to the conservatory, and tiled flooring.

BATHROOM

Three piece suite comprising a WC, vanity unit with wash basin, and a shower enclosure benefitting a mains shower with rainfall shower head and hand attachment. Part-boarded walls, tiled flooring, radiator, extractor fan, and an obscured single glazed window.

CONSERVATORY

Double glazed windows to the rear aspect, double glazed sliding patio doors, radiator, and tiled flooring.

FIRST FLOOR:

LANDING

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

(Please note, the landing carpet will be fitted prior to a sale completing)

BEDROOM ONE

Double glazed window to the front aspect, radiator, and a recessed alcove cupboard with wall-mounted gas boiler internally.

BEDROOM TWO

Double glazed window to the rear aspect, radiator, and an over-stairs cupboard.

BEDROOM THREE

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

EXTERNAL:

Front Garden:

To the front of the property is a large mature garden, benefitting from established borders, gravelled areas, and a timber summerhouse. The attached neighbouring property benefits a right of access down this garden area, allowing access their garden situated at the bottom.

Rear Garden:

To the rear of the property is a pathway with gate, allowing access from the shared rear lane into the conservatory. Additionally, an external cold water tap positioned on the rear elevation.

WHAT3WORDS:

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

AML DISCLOSURE:

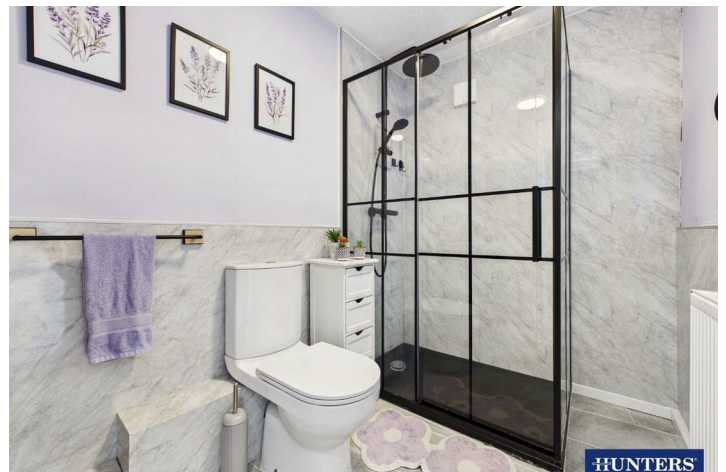
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. 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:

Beyond the shared rear lane is an additional area of land, benefitting a gravelled parking area, space for clothes dryer, and a detached timber store with power and lighting internally. We advise that this area does not form part of the property title.

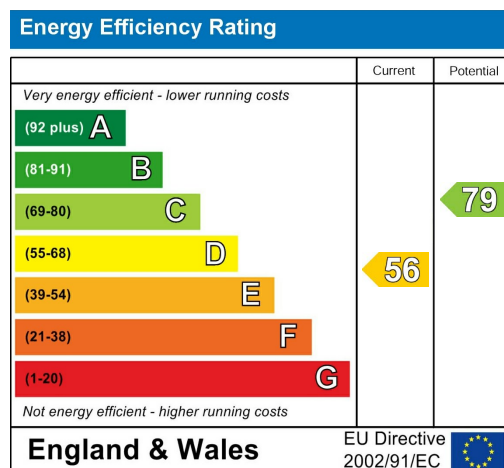
Floorplan







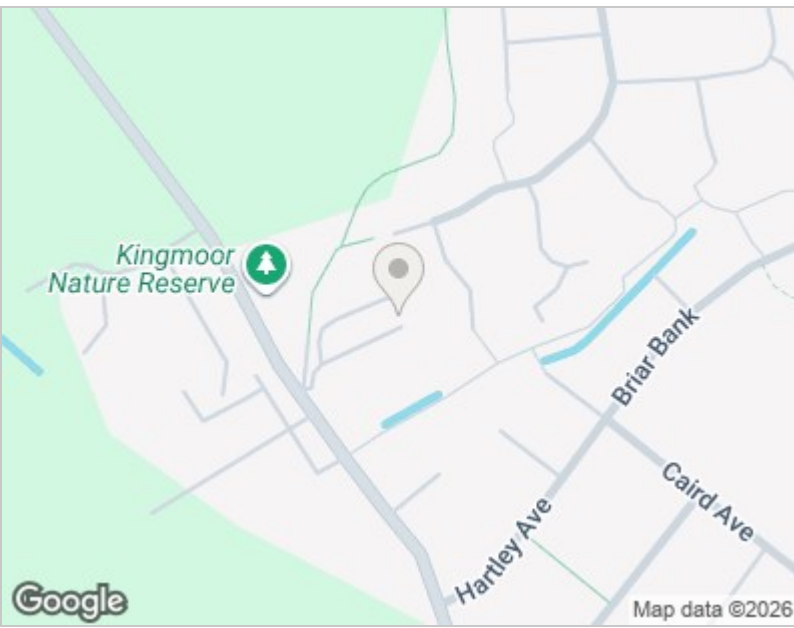
Energy Efficiency Graph



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



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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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