



Dale End Road

Carlisle, CA1 3DE

Guide Price £85,000



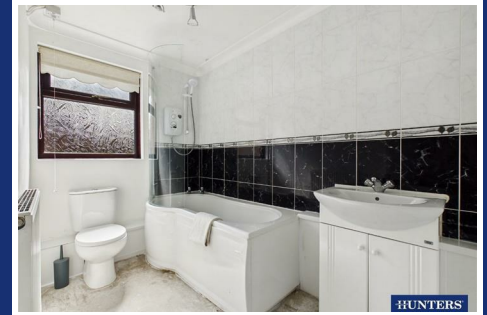
- No Onward Chain
- Living Room with Communal Garden Access
- Two Bedrooms and Three-Piece Bathroom
- Large Communal Garden to the Rear
- Gas Central Heating and Double Glazing

- Ground-Floor Apartment with Private Entrance
- Fitted Kitchen
- Excellent Internal Storage
- On-Street Parking
- EPC - C

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Offered to the market with no onward chain, this two-bedroom ground-floor apartment offers an excellent easy-living opportunity, complete with its own private entrance and practical accommodation throughout. The layout includes a comfortable living room with direct access out to the rear communal garden, a fitted kitchen, two bedrooms and a three-piece bathroom, while excellent internal storage adds further everyday convenience. The property benefits from neutral decoration throughout, however it does require floorcoverings, presenting a fantastic opportunity for the new owner to personalise the home to their own tastes and put their own stamp on it from the outset. Externally, the property benefits from a large communal garden to the rear, providing pleasant outdoor space, with on-street parking available nearby. Complete with gas central heating and double glazing, this is an appealing low-maintenance home, well suited to first-time buyers, downsizers or investors alike. Contact Hunters today to arrange your viewing.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - A.

Situated to the south of Carlisle, this location offers excellent convenience for both everyday living and commuting, with easy access into and out of the city via one of Carlisle's main arterial routes. Within easy reach, there is a wide selection of shops and supermarkets including ASDA, B&M Bargains and Iceland, together with a good choice of pubs, bars, restaurants and takeaways, ensuring day-to-day amenities are close at hand. Carlisle city centre is only a short distance away and provides an even broader range of shopping, leisure and cultural facilities, including The Lanes shopping centre and the Citadel Railway Station on the West Coast Main Line. For those travelling further afield, the area is particularly well placed for access to the M6 at Junction 42, while regular bus services operate along London Road, offering convenient public transport links across the city and beyond. Families are also well catered for, with a range of well-regarded schools for all age groups available nearby, making this a practical and appealing setting for a wide variety of purchasers.

GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, internal door to the hallway, and a built-in store which includes the gas and electricity meters internally.

HALLWAY

Internal doors to the living room, two bedrooms and bathroom, radiator, small under-stairs store, two built-in cupboards, and a walk-in cupboard with wall-mounted gas boiler and electricity consumer unit internally.

LIVING ROOM

Two double glazed external doors to the rear communal garden, internal door to the kitchen, radiator, and a fireplace with electric fire.

KITCHEN

Fitted base and wall units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, space for a fridge freezer, space with plumbing for a washing machine, one and a half bowl stainless steel sink with mixer tap, radiator, and a double glazed window to the front aspect.

BEDROOM ONE

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

BEDROOM TWO

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

BATHROOM

Three piece suite comprising a WC, vanity unit with wash basin, and a p-shaped bath with electric shower over. Part-tiled walls, radiator, and an obscured double glazed window.

EXTERNAL:

To the front of the property is a small communal garden with pathway leading from the pavement to the front door, along with on-street parking within Dale End Road. To the rear of the property is a large open communal garden, with a small paved seating area accessible from the living room.

WHAT3WORDS:

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

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.

AGENTS NOTE:

Leasehold Title - 125 years from 1 September 2004. A service charge of approximately £692.88 is payable per annum which includes the upkeep of the communal areas, buildings insurance, management fees, and contribution to the sinking fund. Ground rent is billed annually at approximately £10.00.

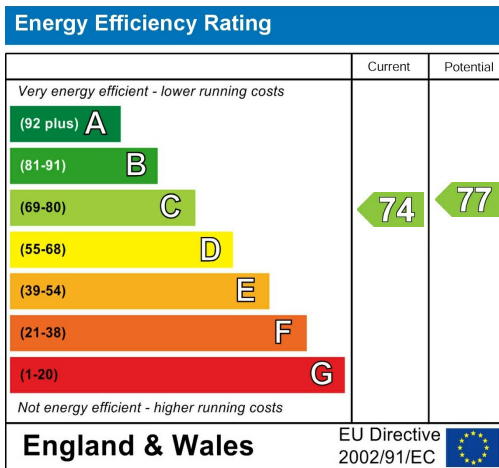
Floorplan







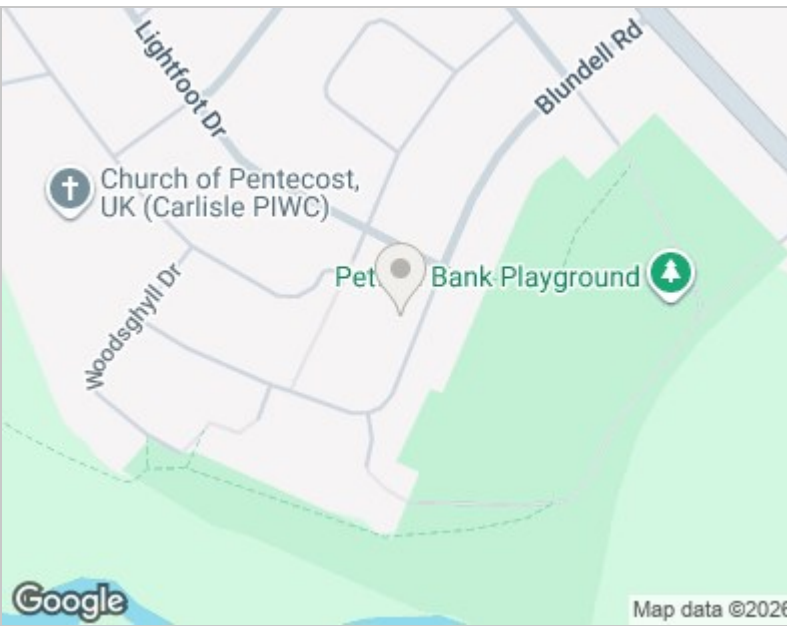
Energy Efficiency Graph



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



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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