

# HUNTERS®

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## Greystone Road

Carlisle, CA1 2DB

Guide Price £150,000



- No Onward Chain
- Excellent Presentation Throughout
- Contemporary Kitchen & Family Bathroom
- Enclosed & Low-Maintenance Rear Yard
- Ideal for First-Time Buyers, Young Families & Investment Landlords
- Mid-Terraced House on Greystone Road
- Fantastic Open-Plan Living & Dining Room with Kitchen
- Three Bedrooms, One with En-Suite Shower Room
- Large Garage with Workshop Potential
- EPC - D

Tel: 01228 584249

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This spacious three-bedroom mid-terraced house with garage is offered for sale with no ongoing chain and perfectly showcases a modern open-plan layout to the ground floor, ideal for contemporary living. Well-presented throughout and ready to move straight into, the property would be ideally suited to first-time buyers, young families and investment landlords alike. The accommodation offers a smooth and free-flowing configuration, from the double doors leading into the generous living/dining room, through to the stylish galley kitchen, which is finished to an excellent specification, and the contemporary family bathroom featuring a freestanding bathtub. Arranged across the first and second floors are three bedrooms. The main bedroom to the first floor benefits from en-suite facilities and a walk-in wardrobe, alongside a further double bedroom, while the second floor hosts a well-proportioned attic bedroom.

Externally, there is a low-maintenance, enclosed rear yard providing a private outdoor space for enjoyment, along with a large attached garage to the rear. An early viewing is highly recommended to fully appreciate the location, space and layout of this impressive home.

## Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - A.

Located conveniently on Greystone Road, this property offers excellent access both into and out of the city. A short walk brings you to a wide range of shops and supermarkets, including ASDA, B&M and Iceland, along with an appealing choice of pubs, bars and restaurants. Carlisle city centre is just minutes away via London Road, providing an even greater selection of amenities and transport connections, including The Lanes shopping centre and the Citadel Railway Station on the West Coast mainline. For commuters, the location is exceptionally convenient, with the M6 (J42) only a few minutes' drive away and regular bus routes running along Greystone Road, London Road and Warwick Road.

Families will also appreciate the choice of well-regarded schools for all ages within a short drive.

## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the front, internal double doors to the living/dining room, stairs to the first floor landing, and a radiator.

### LIVING/DINING ROOM

Double glazed window to the front aspect, double glazed window to the rear aspect, fireplace with electric fire, two radiators, under-stairs cupboard, and an opening to the kitchen.

### KITCHEN

Fitted kitchen comprising a range of base, wall, drawer and tall units with matching stone worksurfaces and upstands above. Freestanding dual-fuel cooker, extractor unit, space and plumbing for a washing machine, space for a fridge freezer, one and a half bowl stainless steel sink with mixer tap, wall-mounted and enclosed gas boiler, loft-access point, internal door to the bathroom, external door to the rear yard, and a double glazed window to the rear aspect.

### BATHROOM

Three piece suite comprising a WC, wall-mounted wash basin, and a freestanding bathtub with hand shower attachment. Fully-tiled walls, tiled flooring, towel radiator, extractor fan, and an obscured double glazed window.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor entrance hall, stairs to the second/attic floor, and internal doors to bedrooms one and two.

### BEDROOM ONE & EN-SUITE

Bedroom One:

Double glazed window to the rear aspect, radiator, walk-in wardrobe with lighting internally, and an internal door to the en-suite shower room.

En-Suite:

Three piece suite comprising a WC, pedestal wash basin, and a double shower enclosure with

mains shower unit. Fully-tiled walls, tiled flooring, towel radiator, and an extractor fan.

### BEDROOM TWO

Double glazed window to the front aspect, radiator, and a small under-stairs store.

## SECOND/ATTIC FLOOR:

### BEDROOM THREE

Two double glazed Velux windows, and a radiator.

## EXTERNAL:

Front Forecourt Garden & Parking:

To the front of the property is a small low-maintenance forecourt garden with gate. Parking is available on-street within Greystone Road, with additional dedicated parking available to the rear within the garage.

Rear Yard & Garage:

To the rear of the property is a low-maintenance yard with external cold water tap and pedestrian access door to the garage.

## GARAGE

The garage is situated to the rear of the property and includes double barn-style doors to the shared rear lane, pedestrian access door from the rear yard, and an area of workbenches internally.

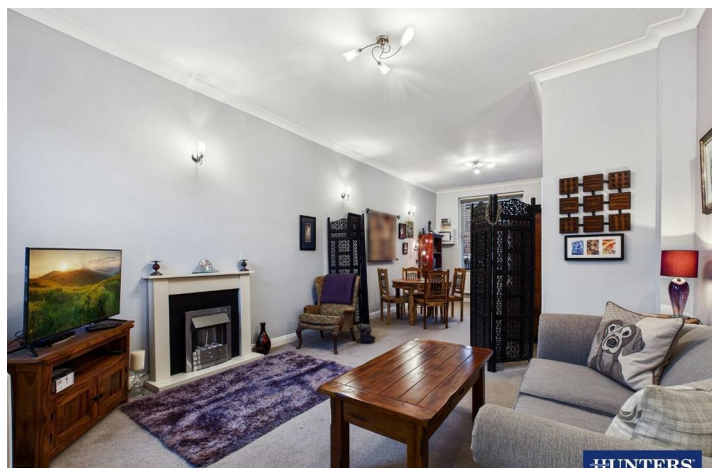
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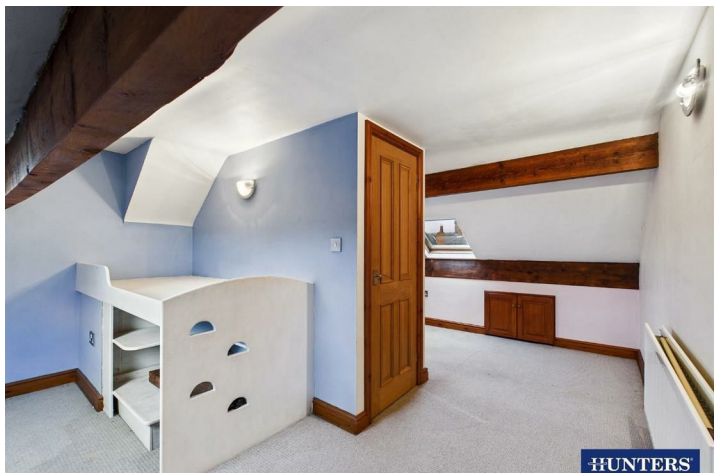
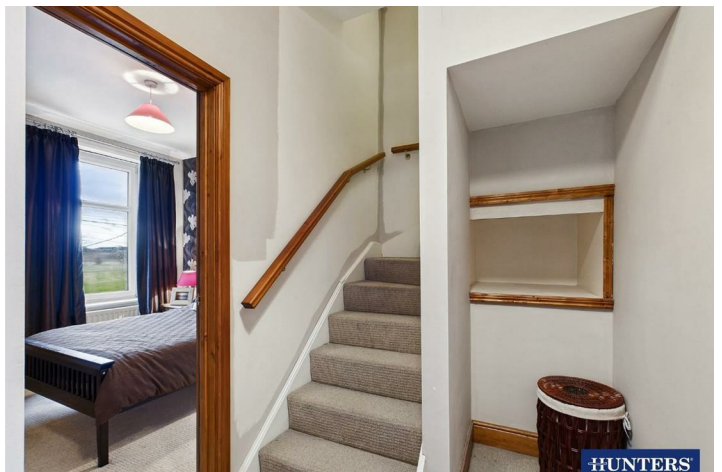
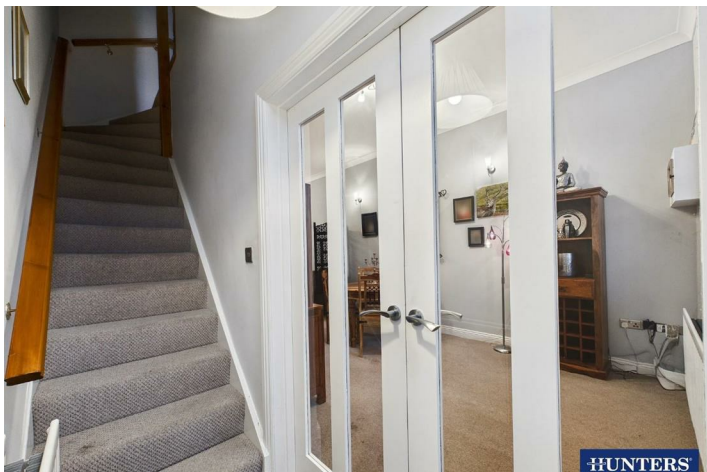
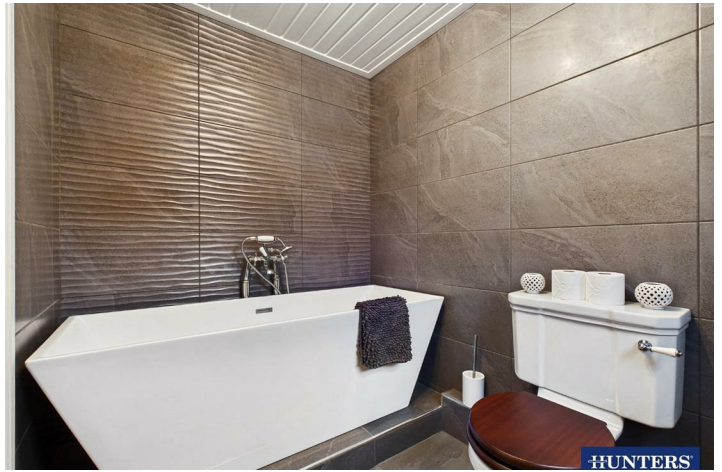
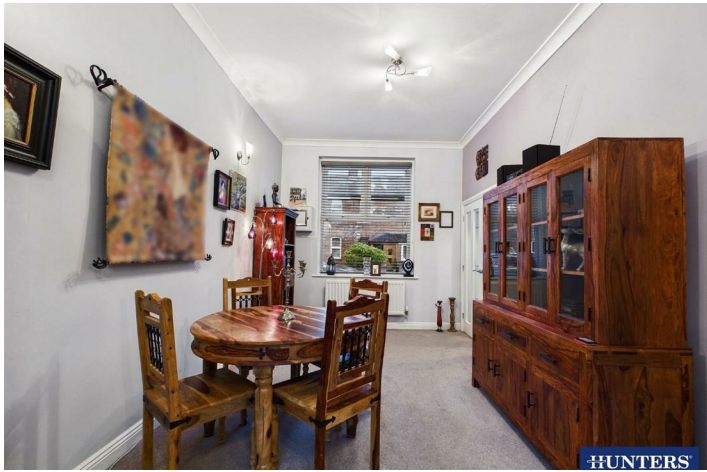
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## AML DISCLOSURE:

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

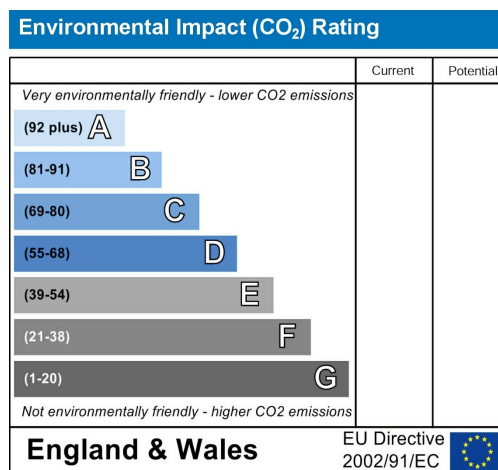
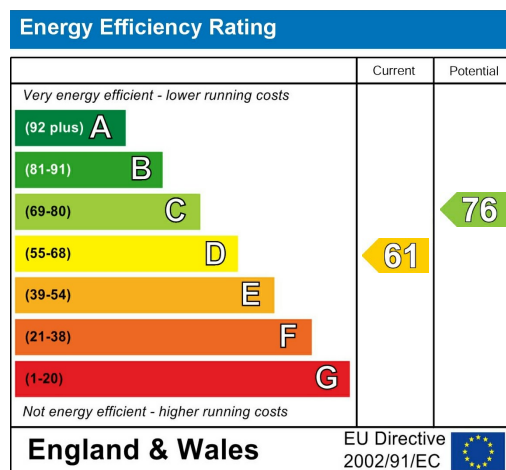






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## Energy Efficiency Graph

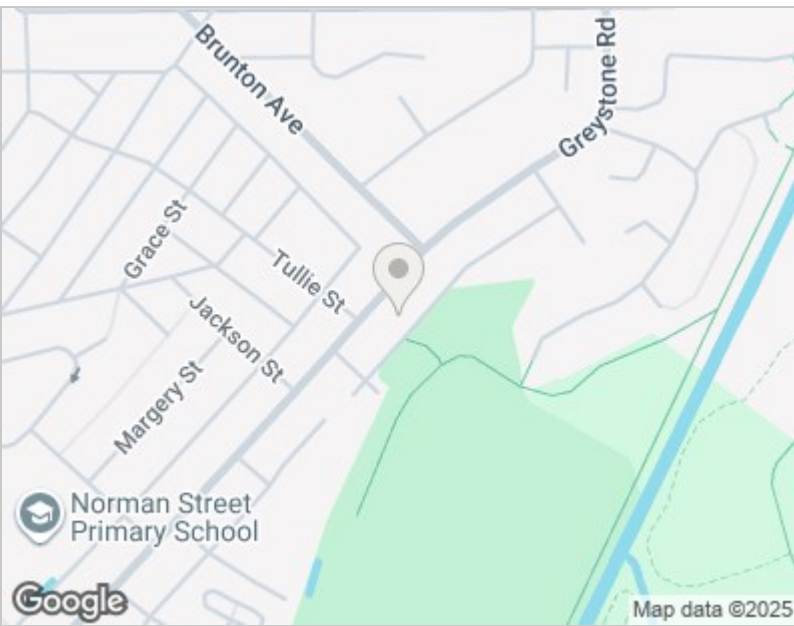


## Viewing

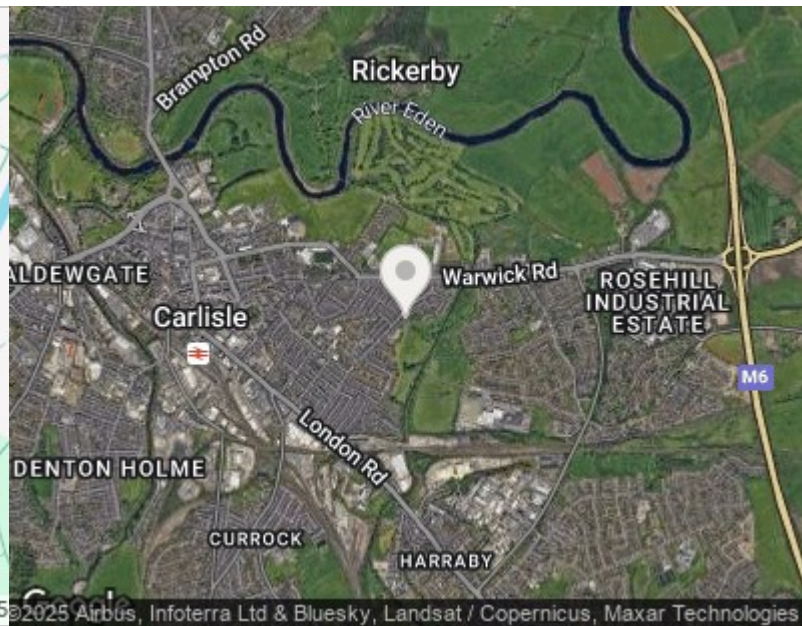
Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

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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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