



**Caird Avenue, Carlisle**  
Cumbria, CA3 9RR

**Asking Price £135,000**



**HUNTERS®**  
HERE TO GET *you* THERE

# Caird Avenue, Carlisle

## DESCRIPTION

Property Launch Saturday 15th April between 10:45 -11:45, please contact Hunters to schedule your viewing!

A lovingly cared for Semi Detached House situated a popular residential area to the North of City. The property is providing a fantastic opportunity to move and truly make this home your own. Contact Hunters to schedule your viewing!

The accommodation is versatile and spacious briefly comprising of Entrance Hall, Living Room, Dining Kitchen, Bedroom/Reception Room, Ensuite Wet room, 2 Further Bedrooms and Bathroom. The property benefits from Central Heating, Double Glazing, Onsite Driveway leading to Garage, Front and Rear Garden.

A viewing is highly recommended to appreciate the property and location. No onward chain.



# ROOMS

Ground Floor

Entrance Hall

Living Room  
19' x 10'11"

Dual aspect reception room with window to the front and rear elevation, incorporating radiator and electric feature fire place.

Dining Kitchen  
13'3" x 11'4"

Incorporating fitted base and wall units with complimentary worksurface over, freestanding cooker, sink unit, radiator understair storage cupboard, 3 windows and external door leading into the rear garden.

Bedroom 3/Reception Room  
9'11" x 7'1"

Front facing bedroom/ reception room with window to the front elevation and radiator.

Ensuite Wetroom  
9'11" x 4'4"

Incorporating mains shower, Wc, wash hand basin, radiator and window

First Floor

Landing

Incorporating loft access and window to the rear elevation.

Bedroom 1  
14'4" x 12'

Front facing bedroom with window to the front elevation, radiator and built in storage cupboard. Measurements are to the maximum point.

Bedroom 2  
14' x 10'11"

Rear facing bedroom with window to the rear elevation, storage cupboard housing central heating boiler and radiator.

Bathroom

7'10" x 4'11"

Incorporating panelled bath, vanity sink unit, window and radiator.

Separate WC

4'11" x 2'11"

Incorporating WC and window.

Externally

The property benefits from a low maintenance enclosed shillied garden to the front with gated pedestrian access and gated access to the side driveway leading to the garage. To the rear of the property is a well established laid lawn garden.

Further Information

We would like to advise prospective buyers the property is currently going through probate.



GROUND FLOOR



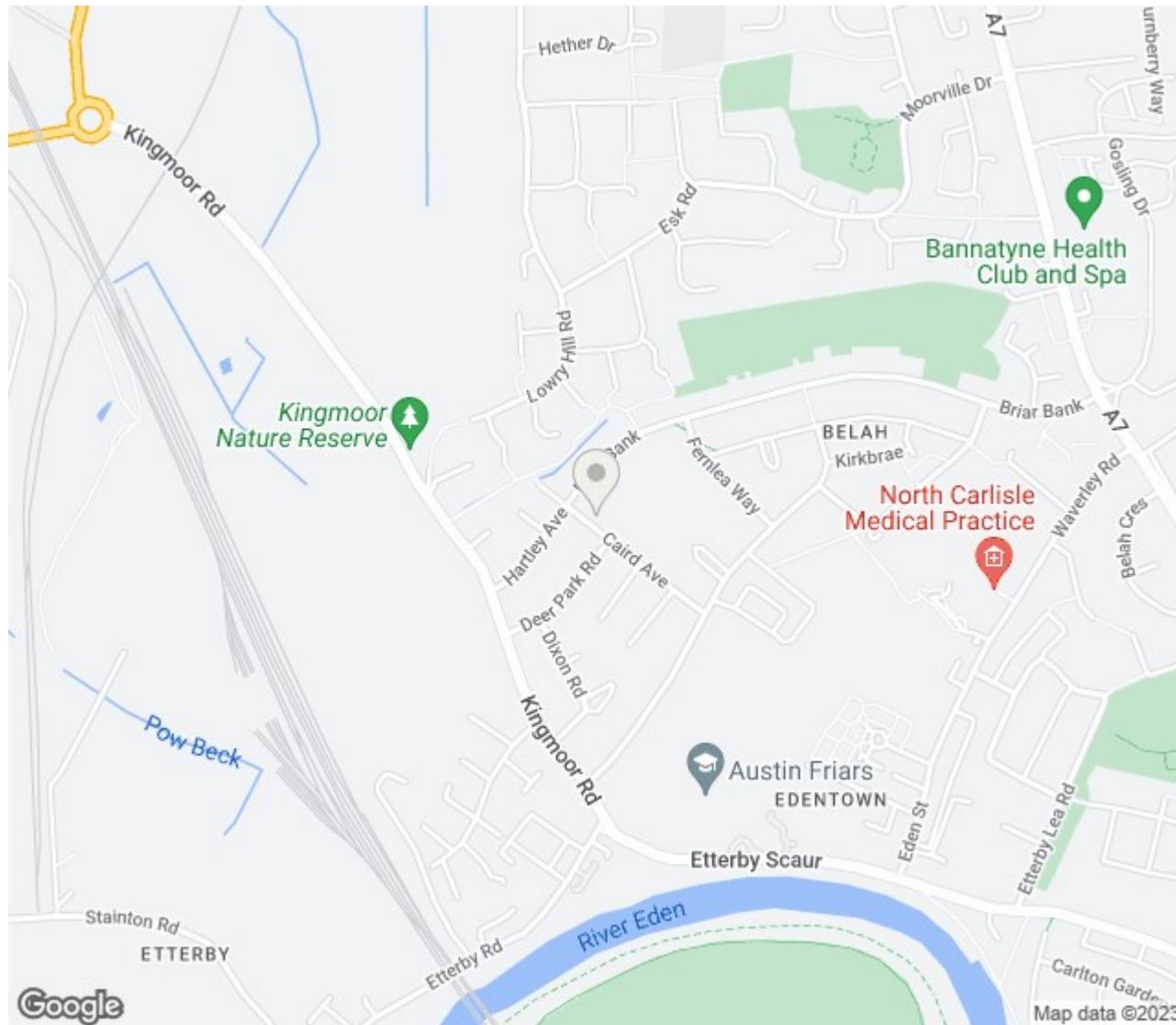
1ST FLOOR



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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#### 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.

**6 Abbey Street, Carlisle, CA3 8TX | 01228 584249 | [centralhub@hunters.com](mailto:centralhub@hunters.com)**

## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC





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.