



Argyll Drive

Carlisle, CA1 3PB

Guide Price £125,000



- Three Bedroom Semi-Detached House
- Spacious Living Dining Room
- Three Bedrooms
- Enclosed Rear Garden
- Double Glazing & Gas Central Heating

- Popular Residential Location
- Modern Kitchen with Utility Room
- Upstairs Family Bathroom
- Two Parking Spaces
- EPC - C

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PROPERTY LAUNCH - Wednesday 12th April between 12noon and 1pm. Arrange your viewing today!

This three-bedroom semi-detached house is well presented throughout and perfect for those looking to get on the housing ladder or invest. Conveniently located within a popular residential location, the property boasts a light and spacious living dining room, front and rear gardens and two parking spaces. Viewing is highly recommended!

The accommodation, which has gas central heating and double glazing throughout, briefly comprises of entrance hall, living dining room, kitchen, utility room and WC/cloakroom to the ground floor with a landing, three bedrooms and bathroom on the first floor. Externally the property has front and rear gardens with two parking spaces at the front. EPC - C and Council Tax Band - TBC.

The property is conveniently located for access into the City Centre with a range of shops, supermarkets and Pennine Way Primary School all close by. Access to the M6 motorway J43 is within five minutes drive allowing direct access both North and South. Carlisle Train Station which provides high speed rail links via the West Coast Mainline is located within the city centre with regular bus routes throughout the city being within a short walk.

ENTRANCE HALL

4'5" x 3'5" (1.35m x 1.04m)

Entrance door from the front with internal door to the living room. Double glazed window. Radiator.

LIVING ROOM

16'4" x 14'11" (4.98m x 4.55m)

Double glazed window to the front aspect with internal door to the kitchen, stairs to the first floor. Radiator.

KITCHEN

10'8" x 10'7" (3.25m x 3.23m)

Fitted kitchen with base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven with gas hob and extractor over. Space for fridge freezer. Double glazed window to the rear aspect, radiator and internal door to the utility room and under stairs storage cupboard. Measurements to the maximum points.

UTILITY ROOM

7'2" x 5'4" (2.18m x 1.63m)

Space/plumbing for washing machine and tumble drier. Wall mounted 'Worcester' gas boiler. External door to the rear garden, internal door to the WC/cloakroom. Radiator.

WC/CLOAKROOM

5'5" x 3'2" (1.65m x 0.97m)

Two piece suite comprising WC and wash hand basin. Radiator and extractor fan.

LANDING

Stairs up from the ground floor with internal doors to three bedrooms, bathroom and storage cupboard.

BEDROOM ONE

13'1" x 9'5" (3.99m x 2.87m)

Double glazed window to the front aspect, radiator and built in storage cupboard/wardrobe.

BEDROOM TWO

9'10" x 9'5" (3.00m x 2.87m)

Double glazed window to the rear aspect, radiator and storage cupboard/wardrobe.

BEDROOM THREE

9'9" x 6'6" (2.97m x 1.98m)

Double glazed window to the front aspect, radiator and over-stairs storage cupboard.

BATHROOM

6'7" x 6'5" (2.01m x 1.96m)

White three piece suite comprising WC, wash hand basin and bath with mains shower over. Part tiled walls, radiator and obscured double glazed window.

EXTERNAL

To the front of the property is lawned front garden, with two off road parking spaces. Side access path with two gates leading to the rear garden. The rear garden is enclosed and benefits a timber shed.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - eggs.lawn.bright

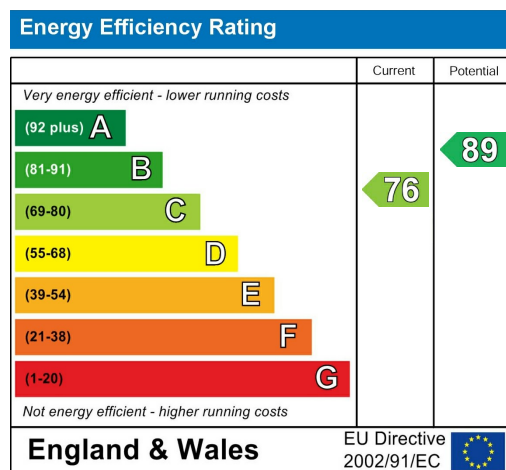
Floorplan







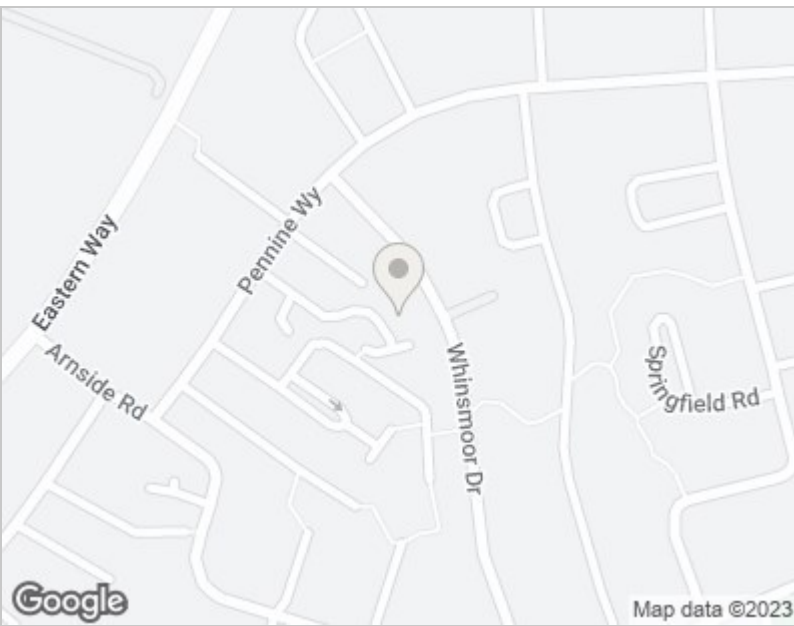
Energy Efficiency Graph



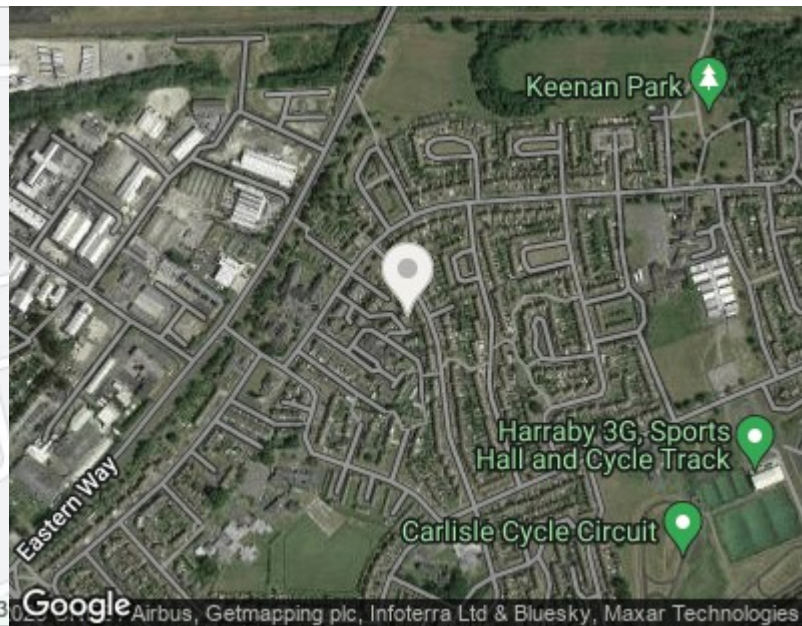
Viewing

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





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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