



HUNTERS®



## Orton Road, Carlisle

- Fantastic sunny back garden!
- Modern bathroom & kitchen
- Ample off road parking
- EPC rating D
- Well appointed semi detached house
- Open plan living space
- Council tax band B

**Guide Price £155,000**

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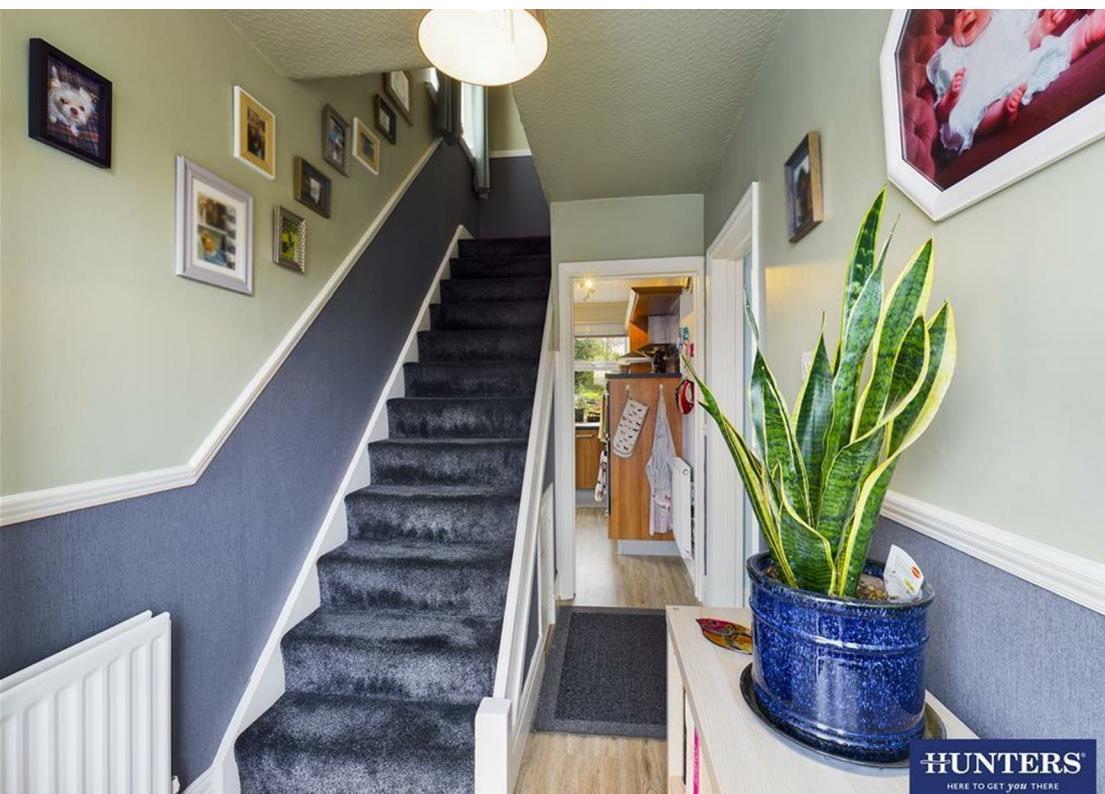
HERE TO GET *you* THERE

# Orton Road, Carlisle

## DESCRIPTION

With a stunning sizeable and sunny rear garden this 3 bedoomed semi detached house has a low maintenance frontage offering ample parking. Situated minutes away from the western bypass it has great transport links and is on a bus route and handy for local amenities and Chances park for dog walks. The internal accommodation comprises; entrance hall, open plan living room and dining room and fitted kitchen to the ground floor. To the first floor are the 3 bedrooms and a bathroom. Externally the property really shines with a low maintenance and attractive frontage providing ample parking with gated access to a show stopping rear garden. The property benefits from double glazing and central heating.







Floor 1 Building 1

## 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.

6 Abbey Street, Carlisle, CA3 8TX  
Tel: 01228 584249 Email:  
centralbsh@hunters.com www.hunters.com



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

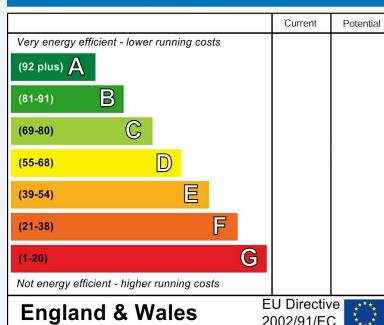
Approximate total area<sup>(1)</sup>

750.43 ft<sup>2</sup>  
69.72 m<sup>2</sup>

Reduced headroom

2.39 ft<sup>2</sup>  
0.22 m<sup>2</sup>

### Energy Efficiency Rating



(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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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