



## Netherby Road

Longtown, Carlisle, CA6 5NS

Guide Price £200,000



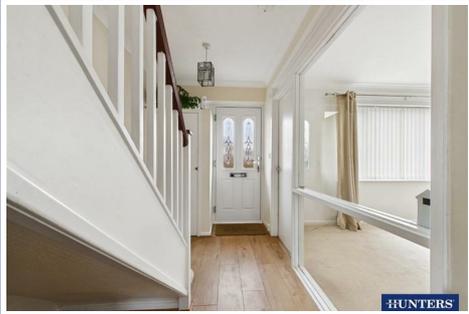
- Three Bed Semi Detached
- Fitted Kitchen
- Dining Room
- Double Glazing
- Good Condition Throughout

- Large Front Garden and Driveway
- Living Room with Wood Burner
- Attached Garage
- Electric Panel Heating
- Council Tax Band B

# Netherby Road

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This three bed semi detached property sits well back from the road, with a long garden frontage and driveway. In good condition throughout, the accommodation comprises of; entrance hall, living room, dining room, kitchen, two doubles and one single bedroom, and a bathroom. The rear garden is planted with mature trees and shrubs and is secure - ideal for families. The attached garage and long driveway will accommodate parking for multiple vehicles. A great purchase for family and located just off Longtown's town centre.

Longtown is a charming market town steeped in history and surrounded by rolling farmland and scenic river walks. Positioned on the banks of the River Esk, the town features an array of local amenities including independent shops, traditional pubs, cosy cafés, and essential services, all within easy reach. Carlisle is just a short drive away and provides a wider selection of retail, leisure, and cultural attractions.

Families are well catered for with well-regarded local schools, while outdoor enthusiasts will love the abundance of walking, cycling, and fishing opportunities right on the doorstep. The Scottish Borders, Hadrian's Wall, and the Lake District National Park are all easily accessible, making Longtown an ideal base for family and outdoor life.

### Entrance Hall

A composite door leads to a bright and welcoming hallway, providing access to the kitchen, living room, and the stairs rising to the first floor. There is a storage cupboard and a useful under stairs area. A borrowed light to the living room creates an enhanced feeling of spaciousness.

### Living Room

The room is open plan to the dining room, but with a chimney stack separating the two spaces giving them distinct individual feel. A lovely feature is the wood burner that sits recessed in the chimney set on a hearth. A large picture window to the front elevation looks over the front garden and drive.

### Dining Room

Moving through to the rear of the room you come to a dining area, full of natural light coming from the window and single glazed door that leads to the rear garden. Plenty of space in here for a family sized dining table and chairs and there is an open hatch into the kitchen.

### Kitchen

Fitted with white gloss cabinets at wall and base level and with contrasting work surfaces running over. There is a stainless steel sink and drainer, a built-in dishwasher, a free standing electric cooker with an extractor fan over, space for an undercounter fridge, and plumbing and space for the washing machine. Opening the party door reveals a handy space to keep a tall freezer. Natural light comes from the windows overlooking the rear garden and there is an external door leading outside.

### First Floor Landing

Accessed from the stairs rising from the hallway, the landing has a side window for natural light and there is a useful storage cupboard.

### Bedroom One

The largest bedroom is to the front of the house and has a range of fitted wardrobes with shelving, draws and hanging space, as well as a chest of draws and a bed side cabinet.

### Bedroom Two

The second double room overlooks the rear garden and there is plenty of space in here for a double bed, wardrobes and chest-of-draws.

### Bedroom Three

A large single bedroom with a window to the front elevation.

### Bathroom

There is a panel bath with a glass shower screen and an electric shower over, a wash-hand basin set on a modular vanity unit, a low level WC with concealed cistern, a ladder style heated towel rail and an extractor fan. The splash areas are covered with shower panels and illumination is from recessed ceiling spots.

### Attached Garage

With an electric roller door, light and power.

### Gardens

The house is set well back from the road with a pretty lawn alongside the driveway. A copper beech hedge lines the perimeter with the pavement and a shaped lawn shapes its way to the front of the house, with mature shrubs planted to the borders. The rear garden is completely secure, with a lawn, patio and two mature trees that offer privacy screening when in leaf.

### Driveway

A generous driveway with parking for multiple vehicles.

### 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



Ground Floor



**Approximate total area<sup>(1)</sup>**  
1038 ft<sup>2</sup>  
96.5 m<sup>2</sup>

**Reduced headroom**  
15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

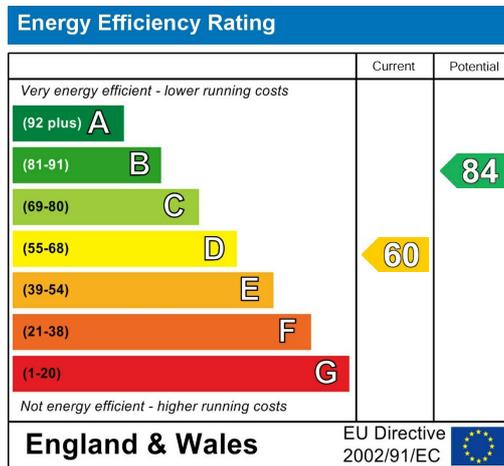
GIRAFFE360







## 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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