



Fernlea Way

Carlisle, CA3 9SH

Offers In The Region Of £115,000



- End of Terrace House
- Two Reception Rooms
- Upstairs Bathroom
- Off Road Parking
- Viewing Highly Recommended

- Modernisation Required Throughout
- Three Double Bedrooms
- Front & Rear Gardens
- Excellent Residential Location
- EPC - D

Fernlea Way

Carlisle, CA3 9SH

Offers In The Region Of



A fantastic opportunity to purchase a two reception three double bedroom house, in need of full renovation throughout and located within a popular residential location to the North of Carlisle. The house itself is well proportioned throughout and would make an excellent purchase for a range of buyers, whether you are looking for a development opportunity, landlord expanding their portfolio or a first time buyer looking to create your perfect first home. Viewing comes highly recommended.

The accommodation briefly comprises hallway, living room, dining room and kitchen to the ground floor with a landing, three bedrooms and bathroom on the first floor.

Externally the property has front and rear gardens with the addition of off road parking to the front and side. Single glazing and gas central heating. EPC - D and Council Tax Band - A.

Located within a popular residential area to the North of Carlisle with local conveniences including shops, supermarket's, bars and restaurants are all close by, along with Kingmoor and Stanwix Junior Schools and reputable Secondary Schools in the city centre. Access to the M6 J44, A69 and the Western City Bypass all within a couple of minutes commute.

HALLWAY

Entrance door from the front with internal doors to the living room and kitchen. Stairs to the first floor with under-stairs storage cupboard. Radiator.

LIVING ROOM

13'3" x 12'7" (4.04m x 3.84m)

Single glazed window to the front aspect and radiator. Opening to the dining room.

DINING ROOM

10'2" x 8'4" (3.10m x 2.54m)

Single glazed window to the rear aspect and radiator. Internal door to the kitchen.

KITCHEN

10'2" x 9'8" (3.10m x 2.95m)

Fitted base and wall units with worksurfaces above. Freestanding electric cooker, space and plumbing for washing machine, one bowl stainless steel sink with mixer tap, storage cupboard, single glazed window to the rear aspect and external door to the side driveway.

LANDING

Stairs up from the ground floor with internal doors to three bedrooms and bathroom. Single glazed window and loft access hatch.

BEDROOM ONE

11'4" x 10'4" (3.45m x 3.15m)

Double bedroom complete with single glazed window to the front aspect, radiator and built in wardrobe with mirrored sliding doors.

BEDROOM TWO

11'3" x 10'4" (3.43m x 3.15m)

Double bedroom complete with single glazed window to the rear aspect, radiator and built in cupboard/store.

BEDROOM THREE

8'5" x 8'3" (2.57m x 2.51m)

Double bedroom complete with single glazed window to the front aspect, radiator and over stairs storage cupboard.

BATHROOM

8'0" x 7'4" (2.44m x 2.24m)

Three piece suite comprising WC, wash hand basin and bath with electric shower over. Fully tiled walls, tiled floor, radiator, extractor fan and two obscured single glazed windows. Measurements to the maximum points.

EXTERNAL

To the front of the property you have a gravelled front garden with gated off road parking for several vehicles extending down the side of the house. The rear garden is enclosed benefitting an outbuilding

separated into three, being two storage spaces and a outhouse/WC.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - pays.caked.fakes

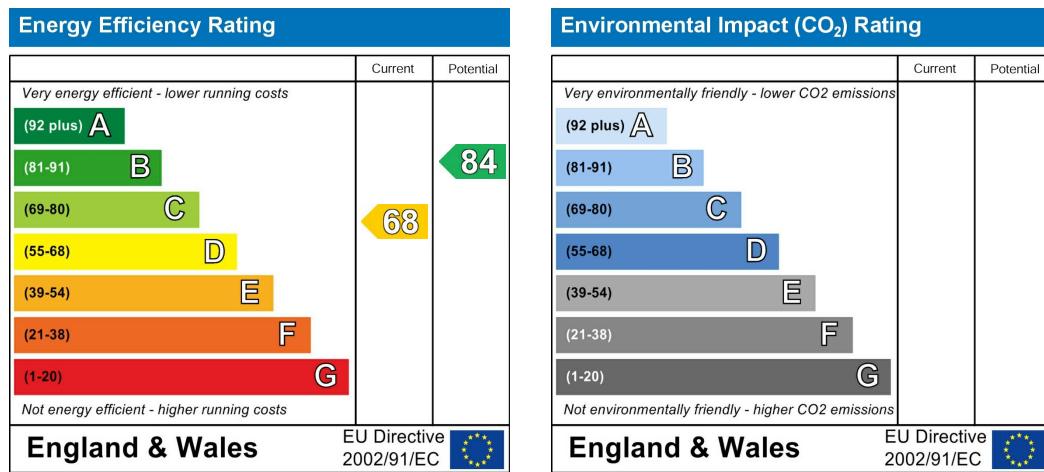
Floorplan







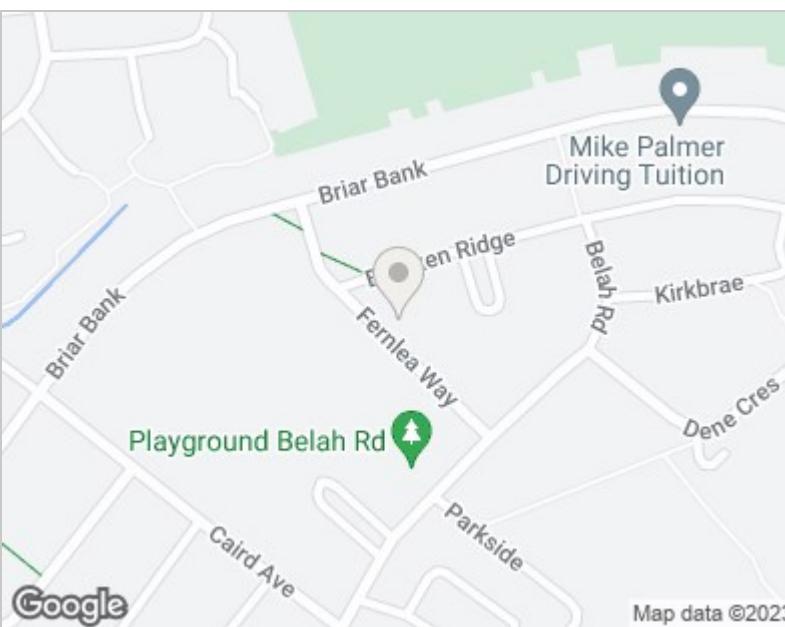
Energy Efficiency Graph



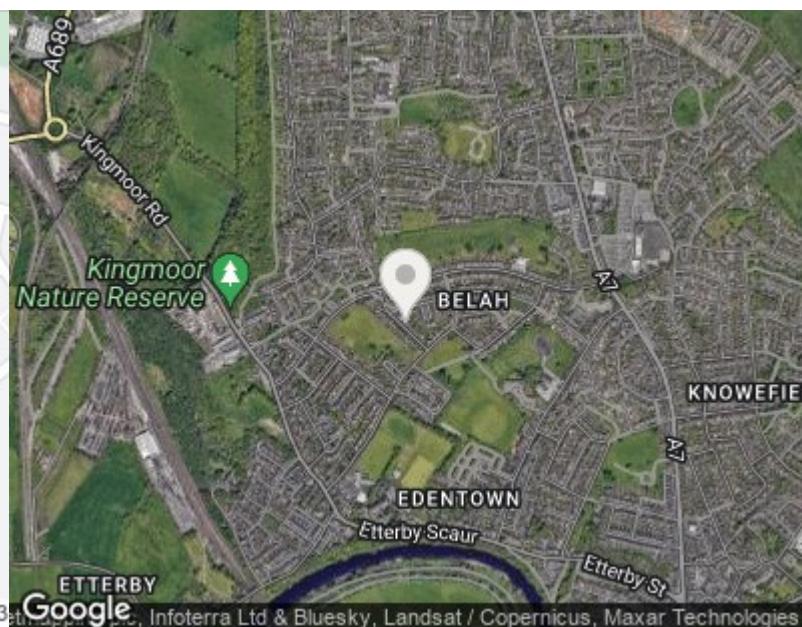
Viewing

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



Tel: 01228 584249



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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