



## Mill Street

Longtown, Carlisle, CA6 5TF

Asking Price £220,000



- No Onward Chain
- Former Show Home for the Development
- Kitchen with Adjoining Utility Room
- Three-Piece Family Bathroom
- Off-Street Parking & Integral Garage

- Spacious Detached Family Home
- Living Room & Dining Room
- Four Comfortable Bedrooms, Master with En-Suite
- Established Gardens with the Rear Garden being South Facing
- EPC - E

# Mill Street

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Offered with no onward chain, this former show home is a fantastic four-bedroom detached property that combines generous living space with modern family comfort. Thoughtfully laid out, the ground floor includes two bright reception rooms and a well-equipped kitchen with adjoining utility, creating flexible spaces for both everyday living and entertaining. Upstairs, you'll find four comfortable bedrooms, including a master with en-suite, along with a three-piece family bathroom. Outside, the home enjoys ample off-road parking and attractive gardens to the front and rear, with the south-facing rear garden providing an ideal spot for relaxing or socialising in the sun. The integral garage has been fully plaster boarded and features spotlight lighting, making it a versatile space for storage, parking, or even a home office or gym. Set in a convenient location on the edge of Longtown, this is a move-in ready home with space, style, and flexibility.

The accommodation, which has electric heating and double glazing throughout, briefly comprises an entrance hall, living room, dining room, kitchen, utility room and WC/cloakroom to the ground floor with a landing, four bedrooms, master en-suite and family bathroom to the first floor. Externally there is off-street parking, an integral garage and gardens to the front and rear. EPC - E and Council Tax Band - D.

Longtown is a thriving town located to the North of Carlisle, on the historic A7 which connects from the English border through to Scotland's capital city, Edinburgh. For the every-day essentials, the town boasts a wide range of amenities including independent shops, convenience stores, garage, take-away restaurants and pharmacy. Additionally, Longtown also benefits from a doctors surgery, Longtown Primary School, village hall and Arthuret Church. For those looking to commute, heading South on the A7 provides direct access back to the Border City of Carlisle, which includes access onto the M6 J44, the A595 and the A69 whereas heading North over the border, the town of Gretna allows access to the A74(M) and A75. For those requiring rail connections, Carlisle Citadel Station is on the West Coast mainline, providing fast and frequent services South to London in around 3hours 23minutes and North to Edinburgh in 1hour 16minutes.

## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the front, internal doors to the living room and WC/cloakroom, radiator and stairs to the first floor landing.

### LIVING ROOM

Double glazed window to the front aspect, radiator, wall-mounted electric fire, double doors to the dining room and an under-stairs cupboard including lighting internally.

### DINING ROOM

Double glazed patio doors to the rear garden, radiator and an archway to the kitchen.

### KITCHEN

Fitted base, wall and drawer units with matching worksurfaces and upstands above. Integrated electric oven with grill, electric hob, extractor unit, integrated dishwasher, integrated fridge freezer, one and a half bowl stainless steel sink with mixer tap, recessed spotlights, tiled flooring, double glazed window to the rear aspect and an internal door to the utility room.

### UTILITY ROOM

Fitted base units with matching worksurfaces and upstands above. Integrated washer dryer, one bowl stainless steel sink with mixer tap, recessed spotlights, extractor fan, radiator, tiled flooring, double glazed window to the side aspect, internal door to the garage and an external door to the rear garden.

### WC/CLOAKROOM

Two piece suite comprising a WC and pedestal wash hand basin. Tiled splashbacks, tiled flooring, radiator, recessed spotlights and an obscured double glazed window.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor entrance hall, internal doors to four bedrooms and family bathroom, radiator and a loft-access point.

### MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed window to the front aspect, radiator, fitted wardrobes with matching drawers and bedside cabinets, over-stairs cupboard housing the water cylinder and an internal door to the en-suite.

Master En-Suite:

Three piece suite comprising a WC, pedestal wash basin and a shower enclosure with mains shower. Part-tiled walls, tiled flooring, recessed spotlights, radiator, extractor fan and an obscured double glazed window.

### BEDROOM TWO

Double glazed window to the rear aspect, radiator and fitted wardrobe with matching drawers and bedside cabinet.

### BEDROOM THREE

Double glazed window to the rear aspect, and a radiator.

### BEDROOM FOUR

Double glazed window to the front aspect, and a radiator.

### FAMILY BATHROOM

Three piece suite comprising a WC, pedestal wash basin and a bath with mains shower over. Fully-tiled walls, tiled flooring, recessed spotlights, chrome towel radiator, extractor fan and an obscured double glazed window.

### EXTERNAL:

Front Garden & Driveway:

Lawned front garden with established borders and a tarmac driveway allowing off-street parking for two vehicles. Access pathway with gate to the side of the property to the rear garden.

Rear Garden:

Enclosed rear garden benefitting lawn, established borders and a timber garden shed.

### INTEGRAL GARAGE

Manual up and over garage door, pedestrian access door, recessed spotlights, plasterboard lining, carpet and electric panel heating.

### WHAT3WORDS

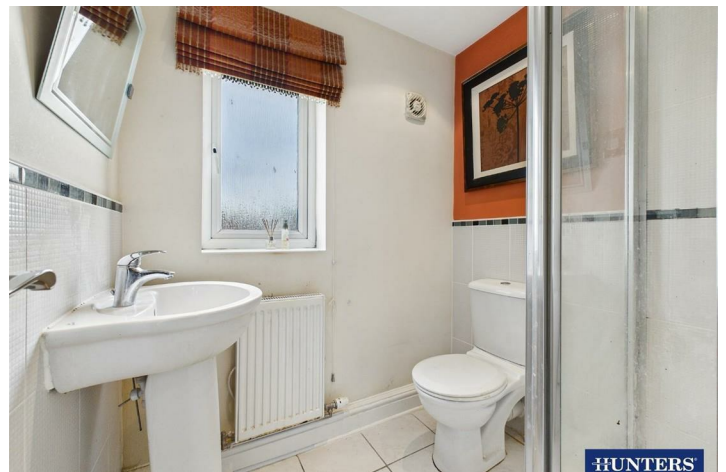
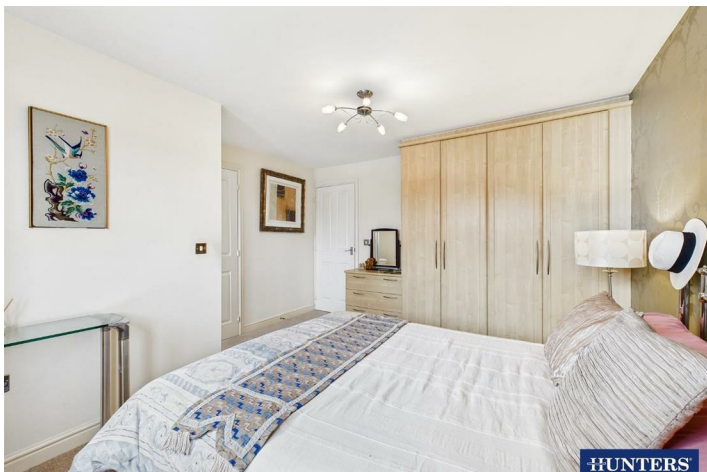
For the location of this property please visit the What3Words App and enter - dirt.dealings.picnic

### 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

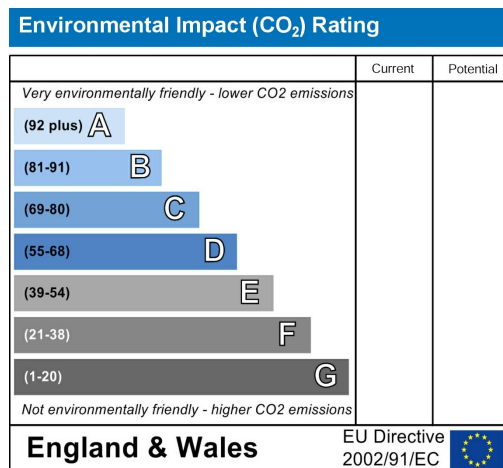
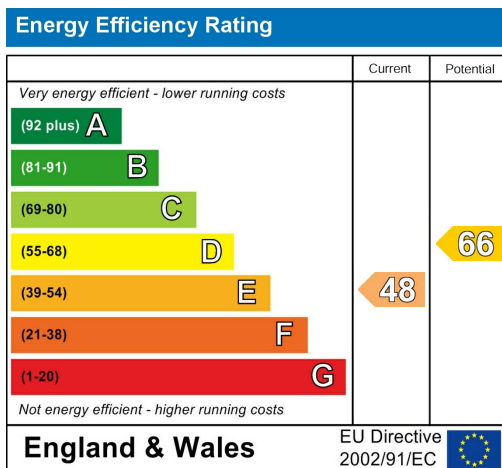






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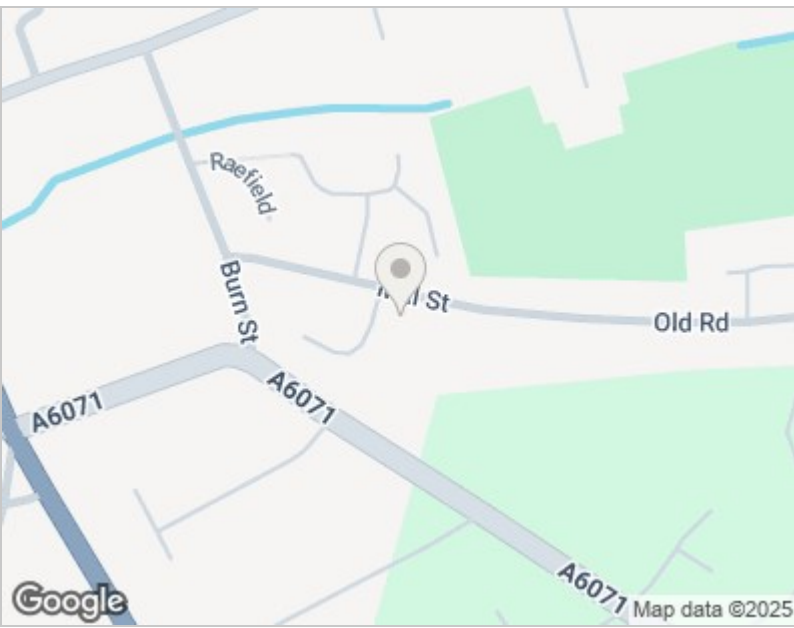
## Energy Efficiency Graph



## Viewing

Please contact our Hunters Carlisle & South West Scotland 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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