



HUNTERS®

## Valley Drive

Carlisle, CA1 3TR

£160,000



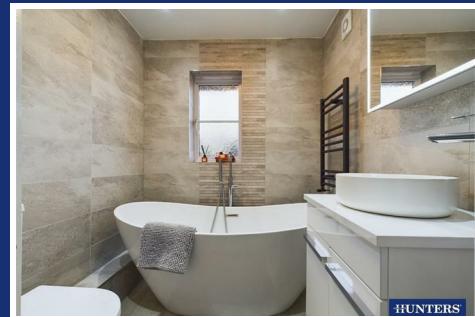
- Semi-Detached House
- Modern Kitchen with Integrated Appliances
- Three Bedrooms
- Generous Rear Garden with Lawn & Patio
- Popular Residential Location

- Beautifully Presented Throughout
- Spacious Living Room with Front Aspect
- Modern Bathroom with Freestanding Bathtub & Downstairs Shower Room
- On-Site Parking
- EPC - D

# Valley Drive

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£160,000



This beautifully presented three bedroom semi-detached house has been tastefully upgraded by the current owner and is conveniently located to the South of Carlisle within the popular 'Carleton Grange' development. Ready for the new owners to move straight in, the property enjoys a light and airy interior, modern dining kitchen and both a luxurious upstairs bathroom and downstairs shower room. Externally, the rear garden is of excellent size and perfect for outdoor entertainment. A viewing is imperative to appreciate.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises: hallway, living room, kitchen and WC/shower room to the ground floor with a landing, three bedrooms and bathroom on the first floor. Externally the property has a low-maintenance front garden, off-road parking to the side and an enclosed rear garden. EPC - D and Council Tax Band - B.

Located to the South of Carlisle the property is within easy reach of many local conveniences, including shops and supermarkets. For transport connections, the M6 motorway J43 is reachable within five minutes' drive with regular bus routes passing close by. Carlisle Train Station which offers high speed rail links both North and South can be found within the city centre.

## HALLWAY

Entrance door from the front with internal doors to the living room and WC/shower room, double glazed window to the front aspect, recessed spotlights and radiator.

## LIVING ROOM

Stair to the first floor, double glazed window to the front aspect, recessed spotlights, two radiators and electric fire.

## KITCHEN

Modern fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, gas hob, extractor unit, integrated fridge freezer, integrated washing machine, space and plumbing for a dishwasher, one bowl sink with mixer tap, wall-mounted and enclosed gas boiler, tiled flooring, radiator, recessed spotlights, tiled flooring, under-stairs cupboard, double glazed window to the rear aspect and double glazed French doors to the rear garden patio.

## WC/SHOWER ROOM

Two-In-One WC and Basin unit and shower enclosure benefitting a mains powered shower with rainfall shower head. Fully tiled walls, towel radiator, extractor fan, recessed spotlights and obscured double glazed window.

## LANDING

Stairs up from the ground floor landing with internal door to three bedrooms and bathroom, loft access point, recessed spotlights and double glazed window to the side aspect.

## BEDROOM ONE

Double glazed window to the front aspect, radiator, recessed spotlights and fitted wardrobe with sliding doors.

## BEDROOM TWO

Double glazed window to the rear aspect, radiator, recessed spotlights and fitted wardrobe with sliding doors.

## BEDROOM THREE

Double glazed window to the front aspect, radiator, recessed spotlights and over-stair storage cupboard.

## BATHROOM

Three piece suite comprising WC, vanity wash hand basin and freestanding bathtub with hand shower attachment. Fully tiled walls, towel radiator, recessed spotlights, extractor fan, illuminated mirror and obscured double glazed window.

## EXTERNAL

To the front of the property is a low-maintenance paved front garden, with a block-paved driveway providing parking for two vehicles extending to the side of the property. The rear garden is enclosed, benefitting a paved seating area directly outside the kitchen French doors and generous lawned garden. Timber garden shed to the rear.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - copy.trace.glass

## PLEASE NOTE

Leasehold Title - 999 Years from 1 September 1997. Ground Rent/Service charge payable at approximately £75.00 annually.

## Floorplan

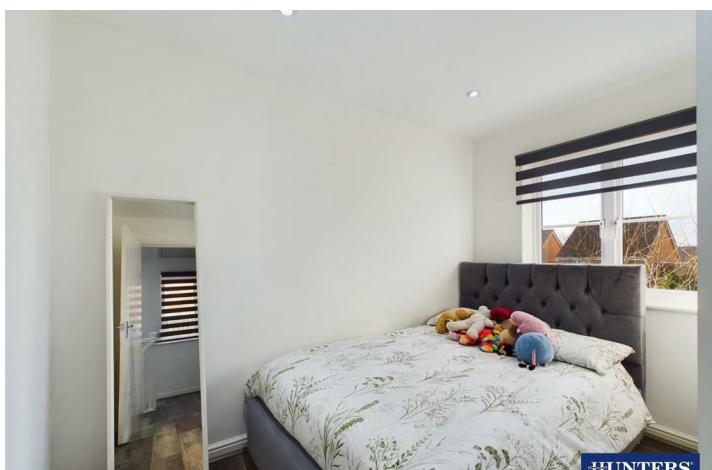




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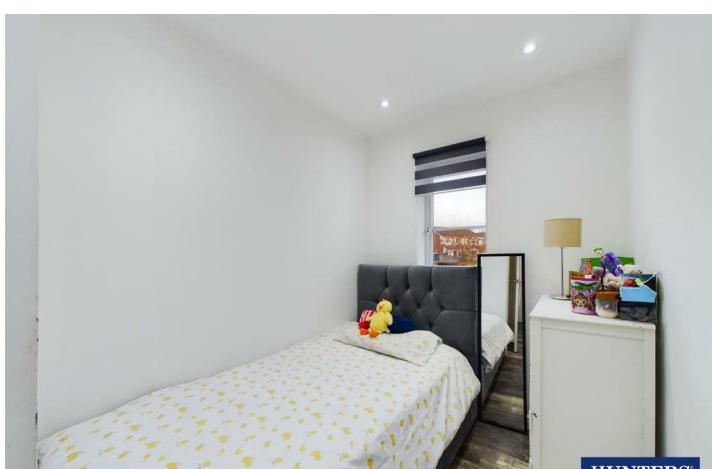
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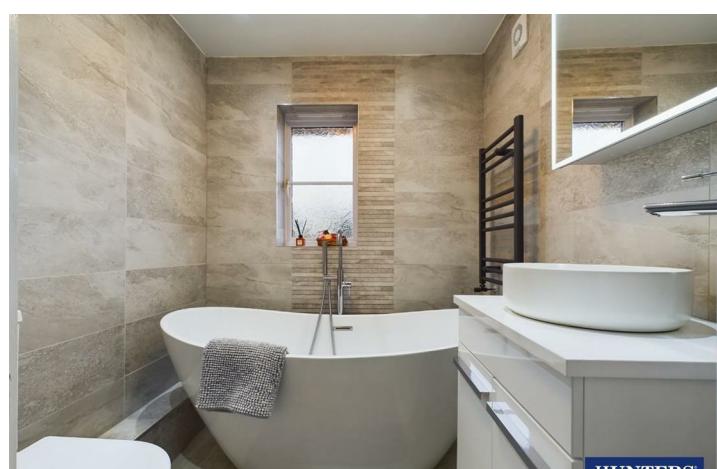
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Tel: 01228 584249



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### Energy Efficiency Graph

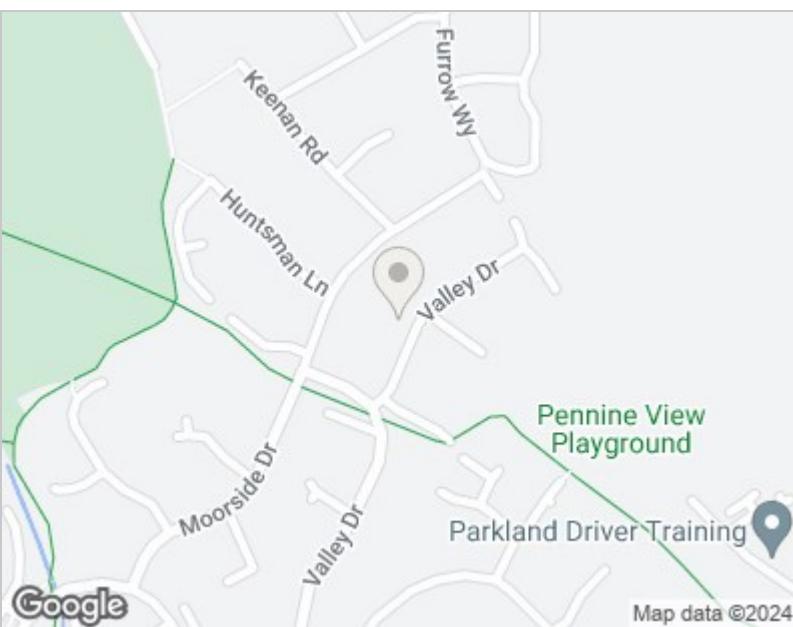
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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



**HUNTERS**  
HERE TO GET *you* THERE

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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