

HUNTERS®

HERE TO GET *you* THERE



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Coledale Meadows

Carlisle, CA2 7NZ

£200,000



- NO ONWARD CHAIN

- En Suite & family bathroom
- Integral Garage & Parking
- EPC rating C

- 2 Reception rooms

- Utility room
- Enclosed garden
- Council tax band C

Tel: 01228 584249

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Carlisle, CA2 7NZ

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Property launch Saturday 17th June 12noon-2pm by appointment only- Contact the office to book your slot.
NO ONWARD CHAIN.

This immaculately presented and lovingly cared for 3 DOUBLE BEDROOMED family home is ready to move straight into- With 2 reception rooms, a utility and first floor en suite it is has everything you could wish for. Situated in the head of a cul de sac located close to the picturesque Engine Lanning its perfect to escape on dog walks.

The property benefits from gas central heating and double glazing. The mirror fronted wardrobes are a bonus in the master and 3rd bedroom.

Entrance Hallway

Double glazed window, radiator and understair storage cupboard.

Living Room

Gas feature fireplace, 2 double glazed windows and 2 radiators.

Rear Reception Room

French doors opening onto rear garden, double glazed window and radiator.

Kitchen Breakfast Room

Fitted kitchen to include freestanding gas cooker and feature fridge freezer, extractor hood. Excludes wine cooler and dishwasher. Two double glazed windows and a ladder radiator.

Utility Room

Worksurface, base unit, sink unit, wall mounted 'Worcester' boiler, heated towel rail, double glazed window and rear access door.

Integral Garage

Up and over door with power and lighting. Stud wall divide to incorporate cloakroom with WC and wash basin.

First Floor Landing

Loft access, storage cupboard and double glazed window.

Master Bedroom

Double glazed window and radiator.

En Suite

Double cubicle with mains shower, vanity wash basin, WC, ladder radiator and double glazed window.

Bedroom Two

Double glazed window, radiator and storage cupboard.

Bedroom Three

Double glazed window and radiator.

Bathroom

Bath with mains shower over, wash basin, WC, heated towel rail and double glazed window.

Externally

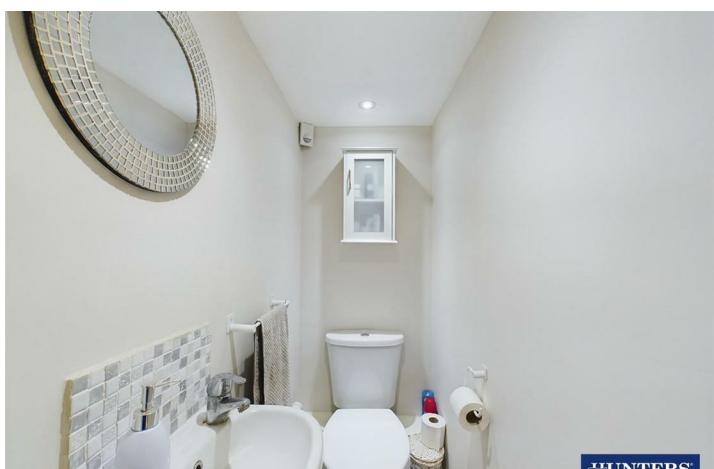
Immaculately maintained front, side and rear garden. Drive providing ample parking in addition to the integral garage and side gate opening to a mature space bursting with colour. Further side gate to rear elevation.

Estate agency act 1979

Please note the seller is a relative of an employee of Hunters estate agents.

Floorplan





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Energy Efficiency Graph

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

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

Viewing

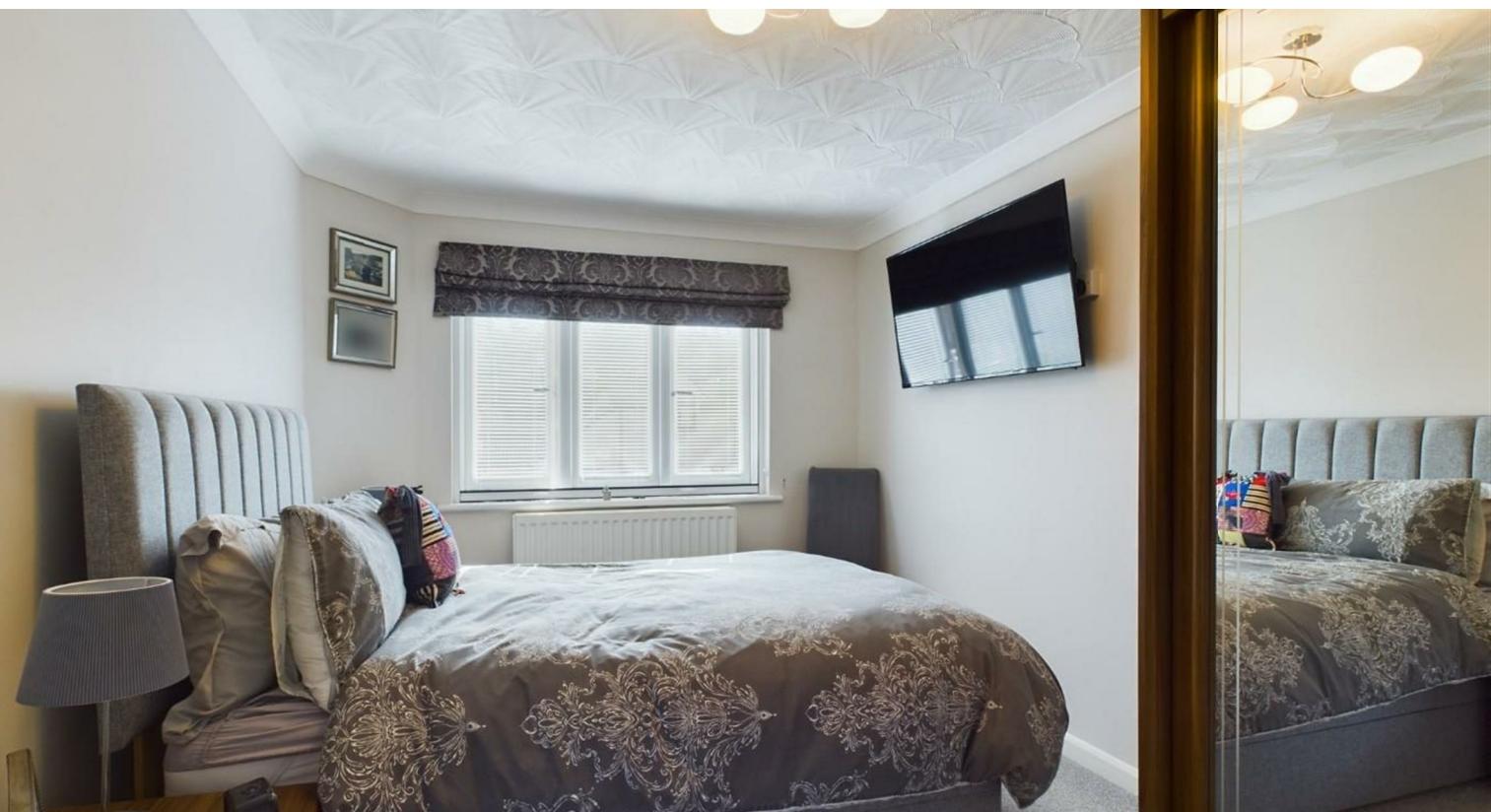
Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

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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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