



Stonegarth

Carlisle, CA2 6NR

Guide Price £145,000



- Spacious End Of Terrace House
- Popular Location to the West of Carlisle
- Two Double Bedrooms
- Generous Driveway & Detached Single Garage
- Council Tax Band - B

- Large Corner Plot
- Sun Room, Living Room & Dining Kitchen
- Modern Upstairs Shower Room
- Front & Rear Gardens
- EPC - D

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Situated on a large corner plot to the West of Carlisle city centre is this spacious two double bedroom end of terrace house. Nicely presented throughout with the possibility to extend further, subject to permissions, the home boasts excellent living space internally with the addition of a large driveway and detached garage externally, making this property a perfect purchase for a wide range of buyers. Viewing comes highly recommended.

The accommodation briefly comprises sun room, living room, hallway, dining kitchen, rear hall, cloakroom and WC to the ground floor with a landing, two double bedrooms and shower room on the first floor. Externally the property has front and rear gardens with off road parking, garage and external store. Gas central heating and double glazing. EPC - D and Council Tax Band - B

Located to the West of Carlisle the property has excellent access to all local amenities including shops, supermarkets, bars and restaurants whilst also being within catchment for both primary and secondary schools. Access to the City Bypass is within minutes which leads to the M6 motorway within 10 minutes. Excellent bus routes pass close-by allowing the city centre and surrounding areas be accessible for all.

SUN ROOM

18'10" x 7'6" (5.74m x 2.29m)

Entrance door from the front with internal doors to the hallway and living room. Radiator and two double glazed windows.

LIVING ROOM

18'7" x 11'1" (5.66m x 3.38m)

Two double glazed windows, radiator and gas fireplace with marble surround and hearth.

HALLWAY

Stairs to the first floor with under-stairs storage cupboard. Internal door to the dining kitchen.

DINING KITCHEN

16'2" x 7'6" (4.93m x 2.29m)

Fitted base, wall and drawer units with worksurfaces and tiled splashbacks above. Space for a freestanding cooker, extractor unit, space for fridge freezer and space and plumbing for washing machine. One bowl stainless steel sink with mixer tap, double glazed window, radiator, built-in storage cupboard and internal door to the rear hall.

REAR HALL

External door to the rear garden and internal doors to the cloakroom and WC. Radiator.

CLOAKROOM

5'0" x 3'2" (1.52m x 0.97m)

Monoblock window.

WC

5'0" x 2'7" (1.52m x 0.79m)

WC.

LANDING

Stairs up from the ground floor with internal doors to two bedrooms and shower room. Loft access point and double glazed window.

BEDROOM ONE

15'1" x 8'10" (4.60m x 2.69m)

Double bedroom complete with double glazed window, radiator and built-in storage cupboard housing the gas boiler.

BEDROOM TWO

10'1" x 9'4" (3.07m x 2.84m)

Double bedroom complete with double glazed window, radiator and built-in wardrobe with double doors.

SHOWER ROOM

6'4" x 5'4" (1.93m x 1.63m)

Modern shower room with WC, wash hand basin and shower enclosure with mains shower. Part boarded and part tiled walls, radiator, extractor fan and obscured double glazed window.

EXTERNAL

To the front of the property is a large front garden, beautifully presented with lawn and flower borders with the addition of a large driveway allowing off road parking for several vehicles. Detached single garage to the front. The rear garden is enclosed, comprising a paved seating area, lawn and borders. Access gate from the front driveway to the rear garden. Cold water tap to the rear.

DETACHED GARAGE

Detached single garage complete with manual up and over garage door to the front driveway. Power, lighting and double glazed window internally.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - mock.thank.runner

Floorplan

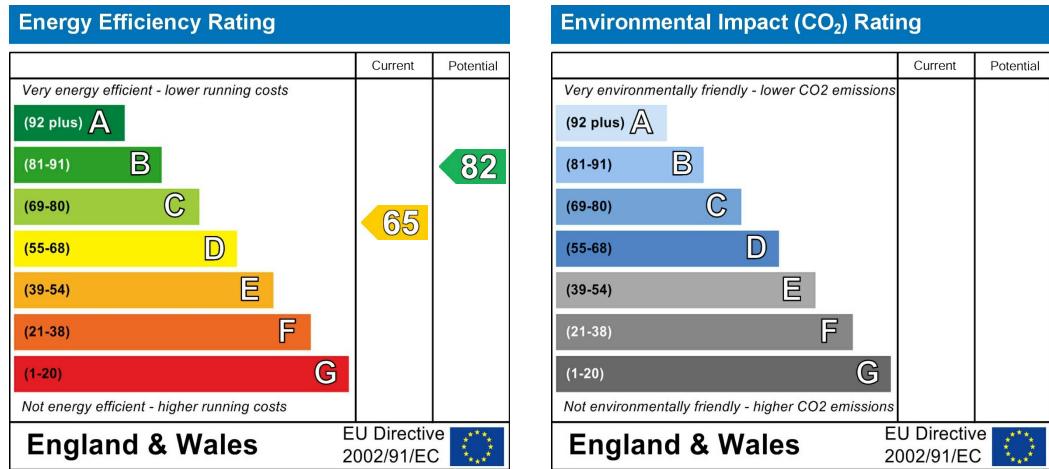




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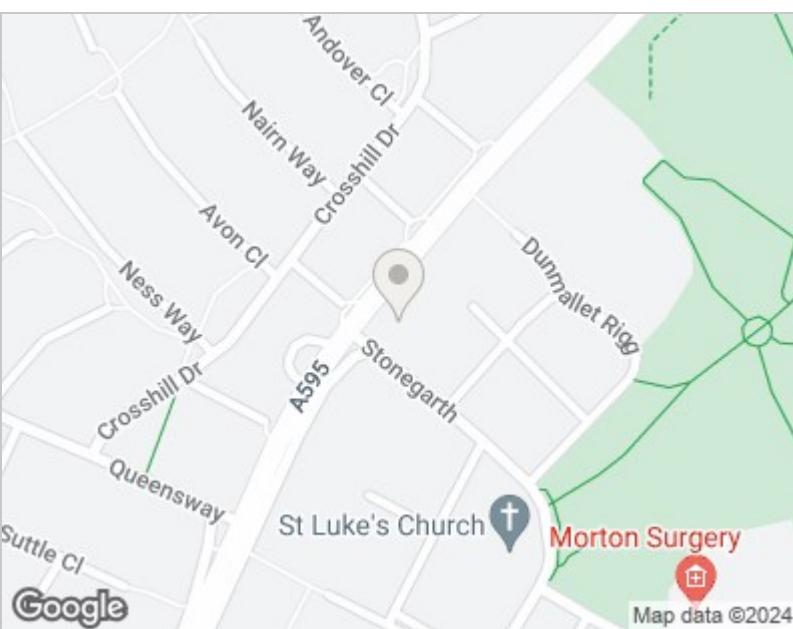
Energy Efficiency Graph



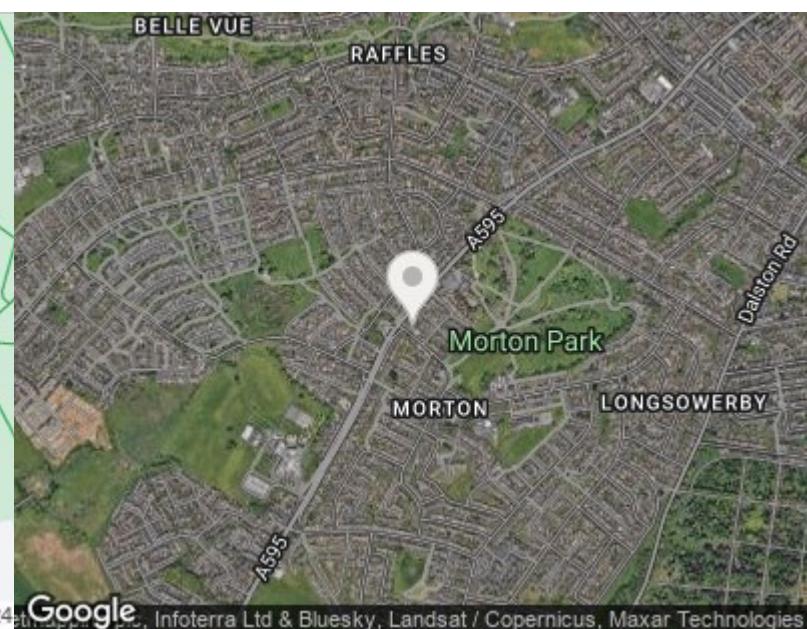
Viewing

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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