



## Briar Bank

Carlisle, CA3 9ST

Offers Over £95,000



- Link Semi-Detached House with Elevated Rear Views
- Ease of Access to Morrisons, Aldi, Bus Routes & North Carlisle Medical Practice
- Open Plan Living/Dining Room with French Doors
- Two Double Bedrooms plus First Floor Shower Room
- Ample Off-Road Parking
- Sought After Location to the North of Carlisle
- In Requirement of Some Modernisation & Electrical Works
- Recently Fitted Kitchen
- Enclosed Rear Garden with Lawn & New Decking
- EPC - D

**Briar Bank**  
**Carlisle, CA3 9ST**  
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Offered to the market with no ongoing chain is this two bedroom link semi-detached house, situated within a popular location to the North of Carlisle. Within walking distance you have amenities including Morrisons, Aldi, Bannatynes and the North Carlisle Medical Practice with Well Pharmacy, along with numerous bus stops which connect throughout the city and beyond.

Whilst the property itself benefits from a newly fitted kitchen, newly fitted decking to the rear garden and a gas boiler within recent years, the property does require further modernisation and electrical work however this provides an excellent opportunity for the new incoming owner to truly make this house their home. Should you be looking to add additional accommodation, there is excellent scope to extend to the side and rear of the property, subject to any relevant permissions. A viewing is not only highly recommended, it is essential.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, open plan living/dining room and kitchen to the ground floor with a landing, two double bedrooms and shower room to the first floor. Externally there is an attached side passageway, store room and outhouse, off-road parking to the front and an enclosed garden to the rear. 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 within close proximity. Within walking distance, you have Morrisons, Bannatynes Health Club, Aldi, the Gosling Bridge Pub and North Carlisle Medical Practice. Access to the M6 motorway J44 within five minutes along with the City Bypass and A69.

## HALLWAY

Entrance door from the front, internal doors to the living/dining room and kitchen, stairs to the first floor landing with under-stairs cupboard, radiator and a double glazed window to the front aspect.

## LIVING/DINING ROOM

18'11" x 11'0" (5.77m x 3.35m)

Living Area: (11'3" x 11'0")

Double glazed window to the front aspect and electric fireplace.

Dining Area: (8'7" x 7'8")

Double glazed French doors to the rear decking and a radiator.

## KITCHEN

15'4" x 9'3" (4.67m x 2.82m)

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Space for a freestanding cooker (gas or electric), one bowl stainless steel sink with mixer tap, space and plumbing for a washing machine/dishwasher, radiator, double glazed window to the rear aspect and an internal door to the side passage.

## LANDING

Stairs up from the ground floor, internal doors to two bedrooms and shower room, loft access point and a double glazed window to the side aspect.

## BEDROOM ONE

13'11" x 9'5" (4.24m x 2.87m)

Double glazed window to the front aspect, radiator, built-in cupboard housing the wall-mounted gas boiler, built-in cupboard with shelving internally and a built-in wardrobe with double doors. Measurements to the maximum points.

## BEDROOM TWO

11'7" x 9'2" (3.53m x 2.79m)

Double glazed window to the rear aspect and radiator.

## SHOWER ROOM

6'5" x 5'7" (1.96m x 1.70m)

Three piece suite comprising a WC, pedestal

wash hand basin and wet-room style shower with electric shower unit. Radiator and an obscured double glazed window.

## SIDE PASSAGE

External door to the front driveway, external door to the rear garden, internal door to the store and an opening to the outhouse.

## OUTHOUSE

5'7" x 5'5" (1.70m x 1.65m)

Obscured double glazed window and plumbing for a washing machine.

## STORE

5'5" x 2'9" (1.65m x 0.84m)

Fitted shelf.

## EXTERNAL

Front Driveway/Parking:

Off-Road parking for multiple vehicles with a small terrace area to the front of the property. External cold water tap to the front.

Rear Garden:

Enclosed rear garden benefitting from multiple areas, including a newly constructed raised decking area directly outside the living/dining room French doors, a lawned garden and gravelled borders. Further to the rear garden is a timber garden shed and an external cold water tap.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - grin.hidden.valid

## PLEASE NOTE

We would like to advise prospective buyers the electrics have been disconnected (apart from the kitchen and bathroom) and will require modification.

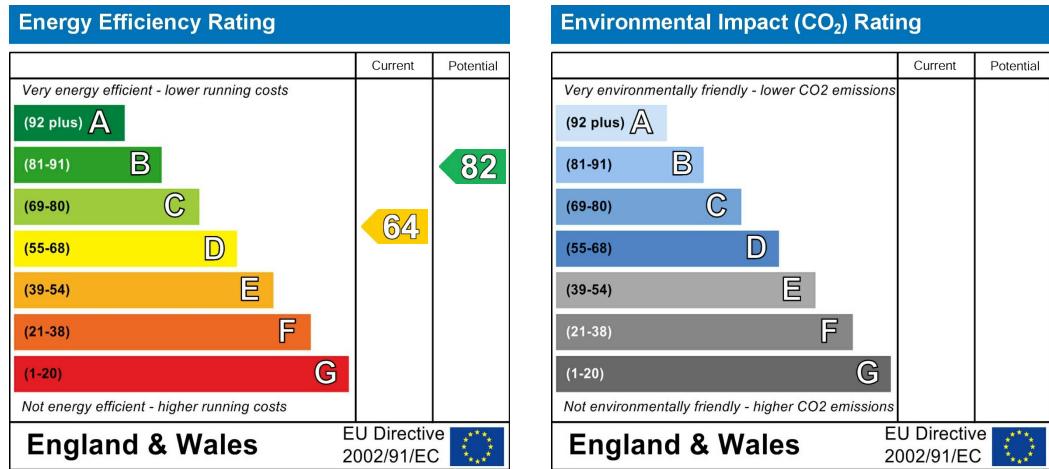
## Floorplan







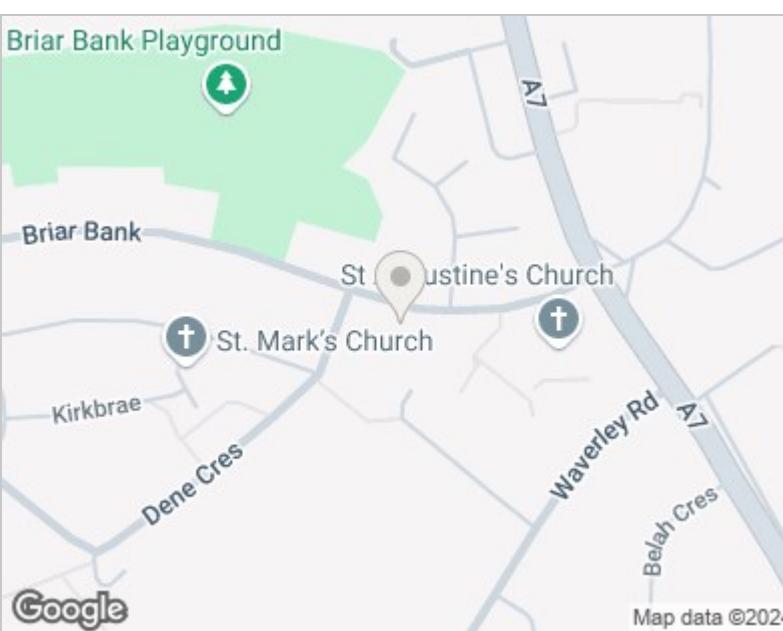
### Energy Efficiency Graph



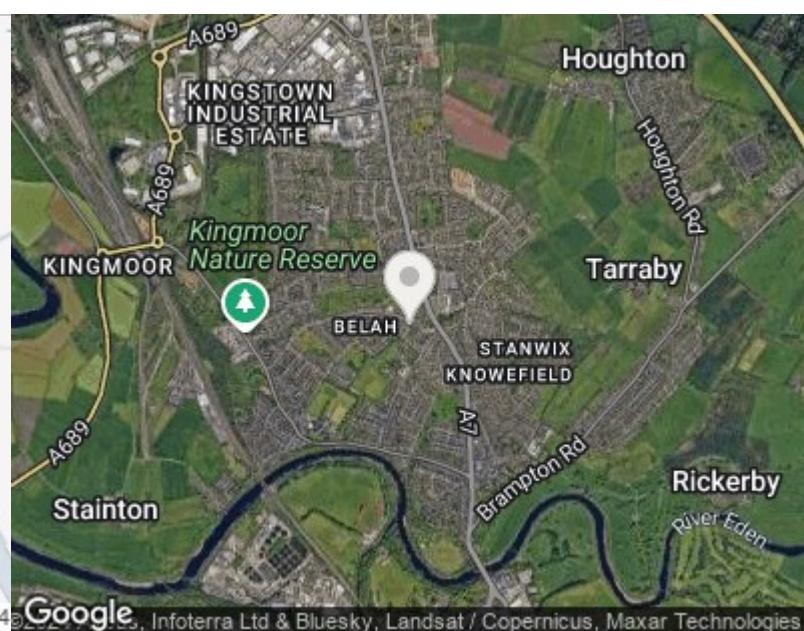
### Viewing

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



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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