



Ashman Close

Carlisle, CA2 5SN

Guide Price £115,000



- End of Terrace House
- Two Double Bedrooms
- Ample Off Road Parking
- No Onward Chain
- EPC - C
- Spacious Lounge Diner
- Front and Rear Gardens
- Walking Distance to the City Centre
- New Windows & Door Installed in 2021

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This well presented two double bedroom property is located within a popular residential area of Denton Holme. Offered to the market with no onward chain the property would be perfect for those looking to make their first-time purchase or for an investment. Arrange your viewing today!

The accommodation, which is gas central heated and double glazed throughout, briefly comprises of: entrance hallway, kitchen and living dining room to the ground floor with a landing, two double bedrooms and family bathroom to the first floor. Externally the property has both front and rear gardens with ample off-road parking. EPC - C and Council Tax Band - A.

Located in the popular Urban Village of Denton Holme which boasts a variety of amenities, including local convenience stores, entertainment venues, florist, take-away restaurants and reputable primary school. The walk into the city centre takes around 10 minutes, with beautiful river walks on the doorstep of Denton Holme.

ENTRANCE HALLWAY

Door in from the front, with doors leading to the living room and kitchen. Stairs to the first floor with small understairs storage cupboard. Radiator and electricity consumer unit.

LIVING ROOM

14'8" x 12'11" (4.47m x 3.94m)

Spacious living dining room complete with double glazed sliding door to the rear garden and double glazed window to the side aspect. Ample space for living and dining furniture. Radiator.

KITCHEN

8'8" x 6'6" (2.64m x 1.98m)

Fitted kitchen with a range of wall and base units with complimentary worksurfaces above. For cooking there is a freestanding electric cooker. One bowl stainless steel sink with mixer tap and space and plumbing for washing machine and tumble drier. Double glazed window to the front aspect. Wall mounted 'Vallant' gas combi boiler.

LANDING

Stairs up from the first floor with doors to two bedrooms and family bathroom. Loft access hatch with pull down ladder.

BEDROOM ONE

12'11" x 8'9" (3.94m x 2.67m)

Double bedroom complete with over stairs storage cupboard, two double glazed windows to the front aspect. Radiator.

BEDROOM TWO

12'10" x 7'8" (3.91m x 2.34m)

Double bedroom complete with double glazed window to the rear aspect. Radiator.

BATHROOM

6'5" x 6'4" (1.96m x 1.93m)

White three-piece bathroom suite comprising of WC, wash hand basin and bath with shower over. Radiator and obscured double glazed window.

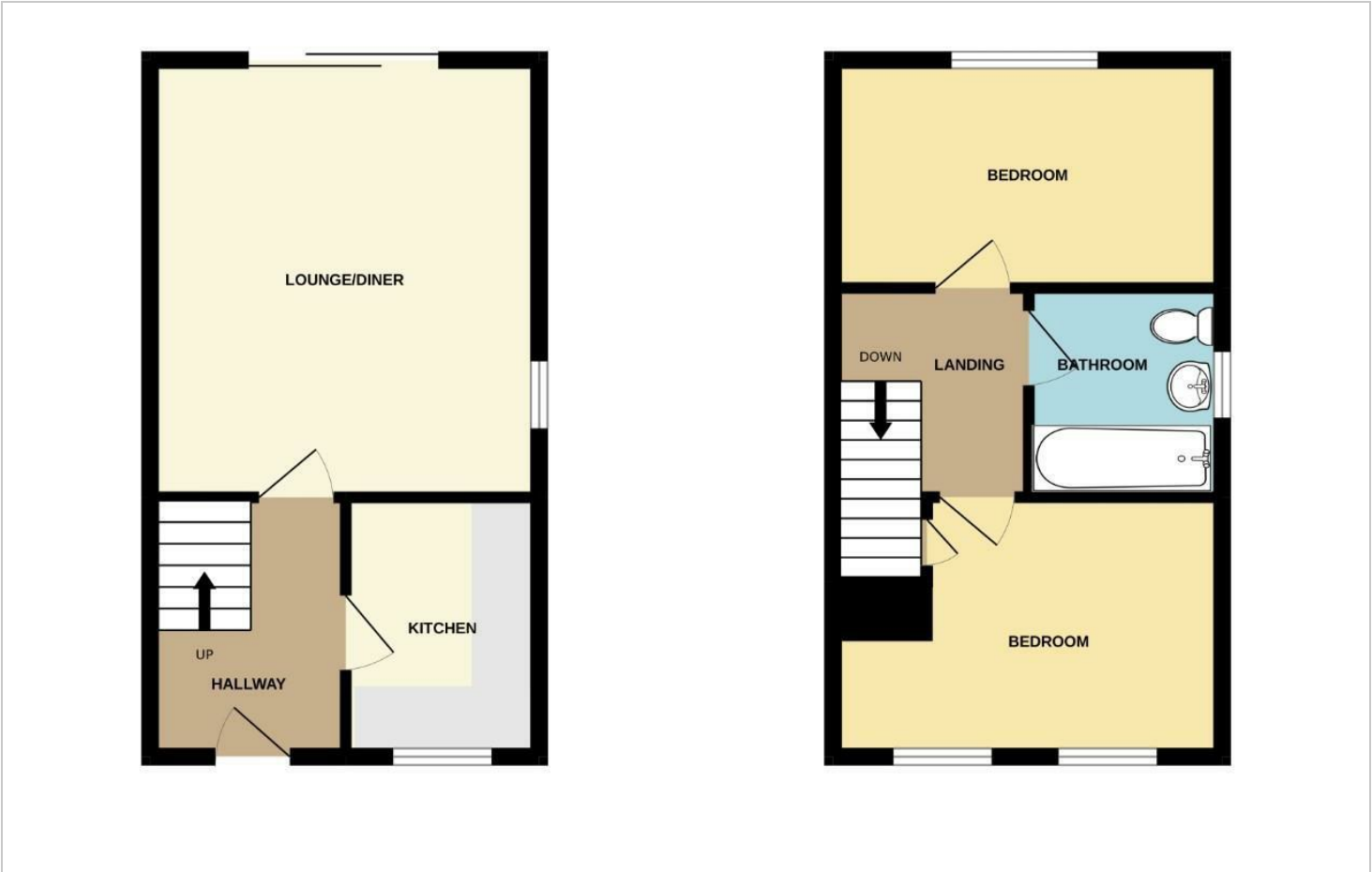
EXTERNAL

The property enjoys both front and rear gardens with off road parking to the side. The front garden is predominantly lawn, with some trees and shrubs. Off road parking for several vehicles to the side leading to an access gate to the rear garden. The rear garden is fully enclosed with a generously sized patio seating area perfect for entertaining, lawn and flower border. External tap to the front of the property.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - follow.head.just

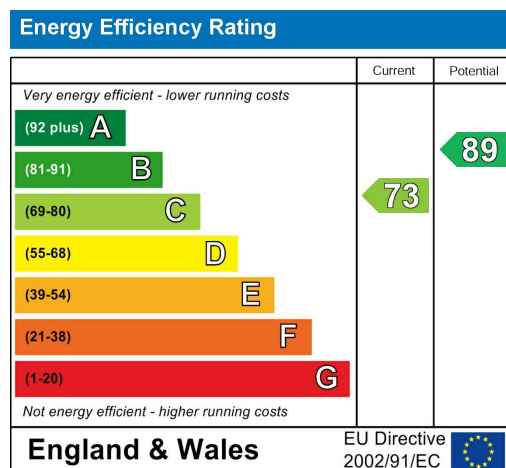
Floorplan







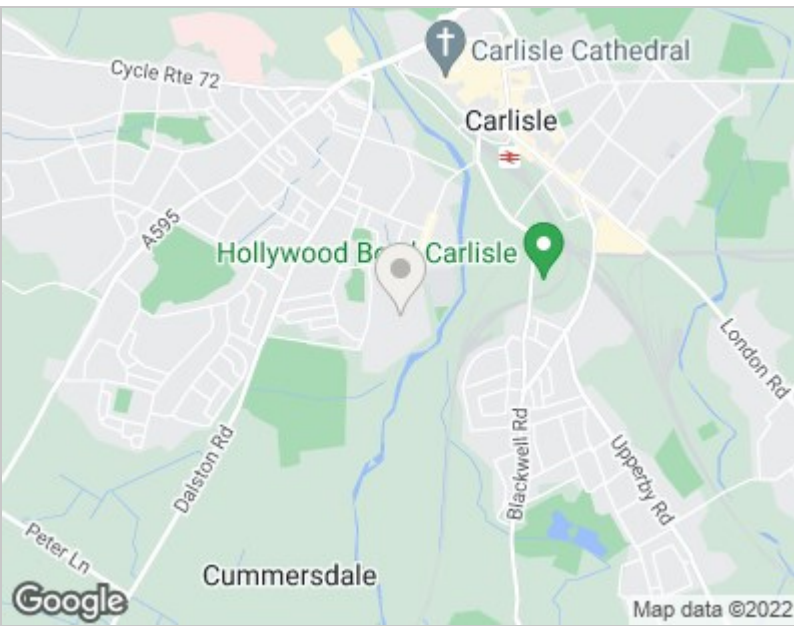
Energy Efficiency Graph



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





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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