



## Brookfield Gardens

Carlisle, CA1 2PJ

Guide Price £220,000



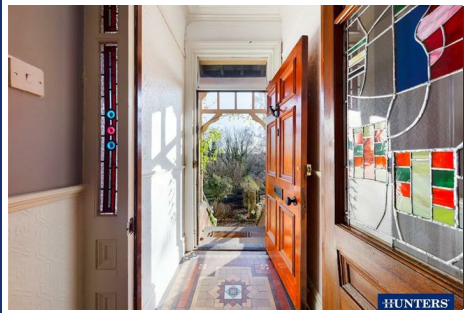
- Outstanding Victorian Terraced House
- Abundance of Space Throughout
- Three Bedrooms
- Front Gardens & Rear Yard
- Communal shared parking to rear

- Retained Characterful & Charming Features
- Two Reception Rooms
- Modern Family Bathroom
- No Onward Chain
- EPC - D

# Brookfield Gardens

Carlisle, CA1 2PJ

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This three bedroom Victorian terraced house is packed with retained character and period features whilst benefitting some of the more modern comforts we all love. With an abundance of space throughout, this property would suit a range of purchasers, whether you need extra space for your family to grow, a quiet city pad or holiday home! Sold with no onward chain.

The accommodation briefly comprises: entrance hall, hallway, living room, dining room, kitchen, utility and WC/Cloakroom on the ground floor. Split-level landing, three bedrooms and family bathroom on the first floor with an attic on the second floor. Externally the property has a large tiered front garden with off road parking and an enclosed rear yard with store and greenhouse. EPC - D and Council Tax Band - B.

Located on an elevated position off London Road, Brookfield Gardens is perfectly situated for access into or out of the City. London Road takes you directly into the heart of the historic city or directly to the M6 motorway J42. ASDA, B&M Bargains and Iceland are some of the supermarkets within a 5 minute walk, or for those keen on DIY, B&Q is just across the street! Local bars and restaurants can be found in the city centre.



## ENTRANCE HALL

External door from the front with beautiful tiled floor. Internal door to the hallway with stained glazing.

## HALLWAY

Stairs to the first floor and doors to the living room, dining room and kitchen. Radiator, under stairs storage cupboard and exposed floorboards.

## LIVING ROOM

Large bay window finished with modern white shutters to the front aspect. Gas fireplace with surround and marble hearth. Radiator, exposed floorboards and double doors to the dining room.

## DINING ROOM

Double glazed patio doors to the rear yard, radiator, exposed floorboards and fireplace with stone hearth.

## KITCHEN

Fitted kitchen with a range of base and wall units, with complimentary worksurfaces and tiled splashbacks over. Under-counter space for three appliances, wall mounted BAXI gas boiler. Freestanding ESSE range cooker with feature tiled splashbacks above. Two double glazed windows.

## STORE/UTILITY

External door to the rear yard with two additional obscured double glazed windows. Door to the WC/cloakroom.

## WC/CLOAKROOM

WC and wash hand basin combi. Obscured double glazed window.

## SPLIT-LEVEL LANDING

Split level landing with doors to three bedrooms and bathroom. Stairs to the attic floor with under stairs storage cupboard. Additional large storage cupboard.

## BEDROOM ONE

Double glazed window and radiator.

## BEDROOM TWO

Double glazed window and radiator.

## BEDROOM THREE

Double glazed window and radiator.

## BATHROOM

Modern, part tiled bathroom suite comprising WC, his & hers sinks, freestanding bath with mixer tap and hand shower attachment, wet-room style shower with mains shower. Chrome towel rail and two obscured double glazed windows.

## ATTIC (LANDING)

Stairs up from the first floor with door to the attic room

and large storage cupboard. Access door to eaves. Skylight.

## ATTIC (ROOM)

Feature exposed beams, double glazed dormer window and two storage cupboards.

## EXTERNAL

The property enjoys a low maintenance rear yard benefitting a large shed with power and lighting, greenhouse, outdoor tap and raised stone planter. Secure gate to the rear lane leading to shared communal area used for parking. The front garden is tiered, benefitting a combination of lawned garden and mature borders with shrubs and trees. Toward the bottom of the front garden are double gates to the bottom track and a single access path with gate.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - match.logo.donor

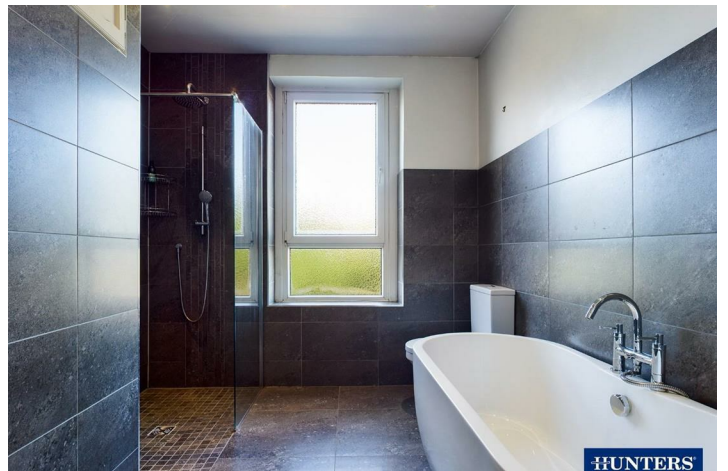
## PLEASE NOTE

The gravelled pathway that separates the property with the front garden is shared access with the neighbouring properties.

Floorplan



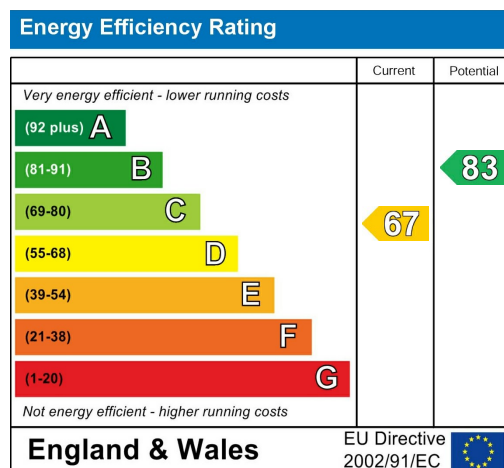








## Energy Efficiency Graph

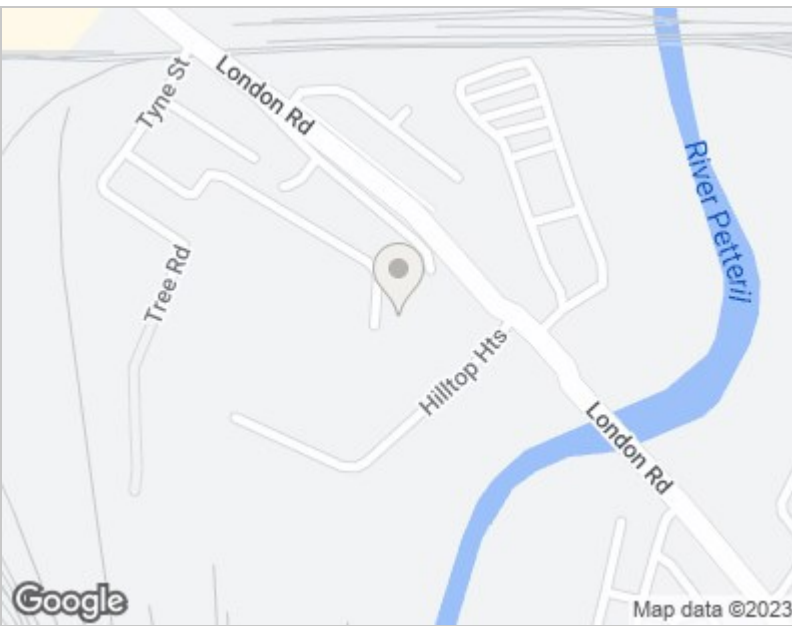


## Viewing

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.

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