



## London Road, Carlisle

- Amazing open views to rear elevation
- 3 Bedrooms
- 2 Reception rooms
- Generously sized private rear garden
- No onward chain!
- Semi detached family home
- Fitted kitchen, utility room
- En suite shower room
- Council tax band C/ EPC rating D

**Offers In Excess Of £225,000**

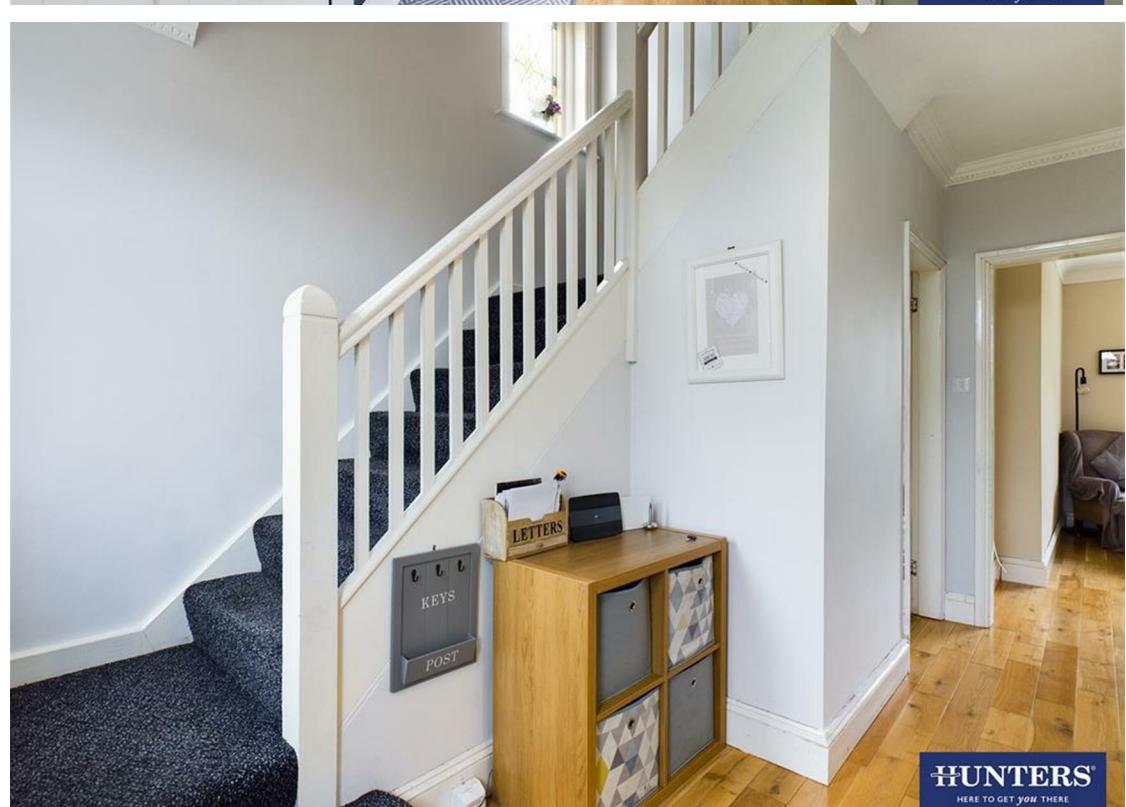
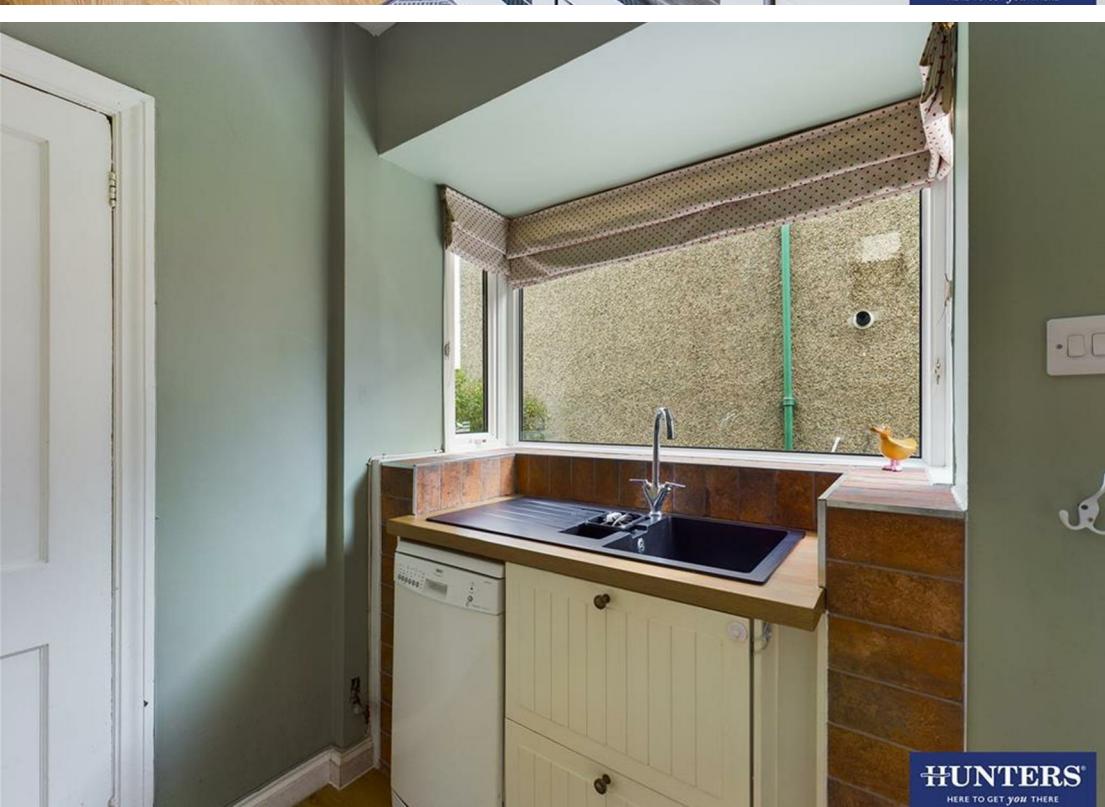
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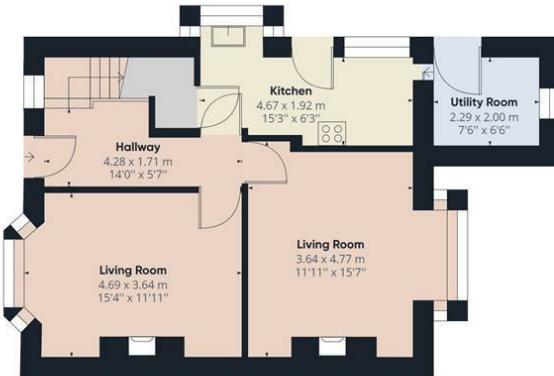
# London Road, Carlisle

## DESCRIPTION

NO CHAIN! With a fabulous back garden with views this three bedroom family home with two receptions and an en suite shower room is located towards the top of London Road and is not overlooked at the rear. Well appointed, it has a utility room and fitted kitchen alongside the 2 receptions and a good size understair pantry cupboard to the ground floor. To the first floor are the three bedrooms, en suite and family bathroom. Externally is parking, a garage, a welcoming front garden and the superb rear garden. Located just minutes from junction 42 of the M6 Motorway it's perfectly located for city living within minutes of great transport links.







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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	

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.

## 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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