



Old Harker, Carlisle

- Detached Garage
- Open views
- Modern kitchen
- Handy for M6 Motorway
- EPC Rating D
- 2 Gardens- Front & back
- Beautifully & tastefully decorated
- Located within minutes of Carlisle north
- Council tax band A

Guide Price £140,000

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DESCRIPTION

This beautifully appointed cottage could be a permanent residence, holiday home or ideal holiday let. With open views to the rear, a garage and 2 gardens it is so much more the meets the eye. Location is key with this one- Just off Harker it is within minutes of junction 44 so perfect for M6 motorway commuting with all the amenities that Carlisle north has to offer including M&S food and other supermarkets and coffee shops.

Internally the property has been tastefully decorated to suit the cottage theme and has a modern fitted kitchen to compliment. The first floor has a shower room with mains shower and 2 bedrooms, the rear of which has those open views.

Externally the property has an attached and enclosed rear garden with views and a detached spacious garden located to the front behind the garage.

Serviced by gas central heating and having double glazing and a septic tank.







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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		86
(81-91) B		
(69-80) C	64	
(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

Approximate total area⁽¹⁾

519.38 ft²
48.25 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email:
centralhub@hunters.com <https://www.hunters.com>



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