



HUNTERS®



Barley Edge, Carlisle

- Conservatory with central heating
- Parking for 3 cars
- En Suite to master
- Enclosed well presented rear garden
- Open plan dining kitchen
- Close to junction 43 for commuting

Guide Price £240,000

HUNTERS®

HERE TO GET *you* THERE

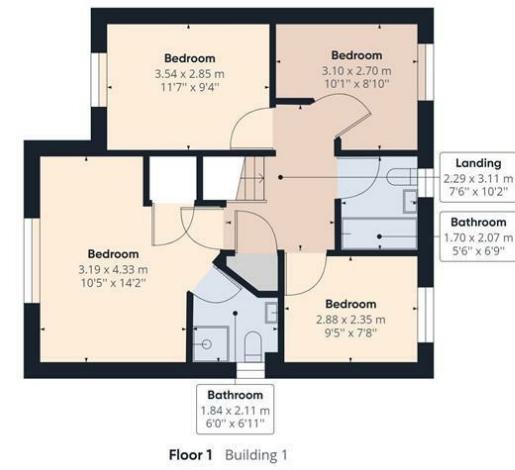
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DESCRIPTION

Located at the head of a cul de sac with parking for 3 cars is a beautifully presented detached home. On the ground floor is an open plan dining kitchen which is a great open plan space and is perfect for entertaining, in addition is a conservatory which has central heating and so is a useful addition to the living space. The ground floor is completed with a living room, utility, cloakroom and has integral access into the garage. To the first floor are the 4 bedrooms, an en suite to the master bedroom and a bathroom. Externally is an attractive frontage encompassing the parking with gated side access opening to a well presented and enclosed rear garden.







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

Approximate total area⁽¹⁾

1341.25 ft²
124.61 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.

GIRAFFE360

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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