



## Sunnymeade

Carlisle, CA2 4NS

Guide Price £130,000



- Semi-Detached House
- Open Plan Living Dining Room with French Doors
- Two Double Bedrooms
- Beautifully Landscaped Rear Garden with Resin-Bound Patio
- Perfect for First Time Buyers & Young Families
- Popular Residential Location to the South of Carlisle
- Recently Fitted, Modern Kitchen
- Upstairs Bathroom & Downstairs Wet Room
- Low-Maintenance Front Garden
- EPC - TBC

# Sunnymeade

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A nicely upgraded two double bedroom semi-detached house situated within a quiet and popular area of Upperby with a wealth of local conveniences and transport links close by. Boasting a lovely open plan living dining room, recently fitted kitchen and a beautifully landscaped rear garden the property would be perfect for first time buyers, young families and investors. A viewing comes highly recommended.

The accommodation briefly comprises hallway, open plan living dining room, kitchen, passageway and wet room to the ground floor with a landing, two double bedrooms and bathroom on the first floor. Externally the property has front and rear gardens with on-street parking available. EPC - TBC and Council Tax Band - A.

Sunnymeade is ideally located for access into Carlisle by either foot, car or bus. Perfectly located for families with Upperby Primary School just being around the corner. Shops, supermarkets, bars and restaurants are close to hand along with many recreational areas for walking, entertainment and the Lake District National Park. Access to the M6 motorway is within a short drive along with Carlisle train station which offers high speed commuting links both North and South.

## HALLWAY

Entrance door from the front with internal doors to the living dining room and kitchen. Stairs to the first floor with under-stairs storage. Radiator and double glazed window.

## LIVING DINING ROOM

18'10" x 11'0" (5.74m x 3.35m)

Open plan living dining room complete with double glazed window to the front aspect, double glazed French doors to the rear garden, radiator and feature gas fireplace with surround and hearth. Measurements to the maximum points.

## KITCHEN

9'8" x 8'10" (2.95m x 2.69m)

Newly fitted kitchen with a range of base and wall units with contrasting worksurfaces and tiled splashbacks above. Integrated electric oven, gas hob, extractor unit, one bowl stainless steel sink with mixer tap, space and plumbing for a washing machine, under-stairs store, radiator, double glazed window to the rear aspect, door to the passageway.

## PASSAGEWAY

External doors to both the front and rear with internal door to the wet room. Cold water tap, radiator and obscured double glazed window.

## WET ROOM

6'5" x 4'8" (1.96m x 1.42m)

Comprising WC, wash hand basin and roll-in shower with mains powered shower. Fully tiled walls, extractor fan, radiator and obscured double glazed window.

## LANDING

Stairs up from the ground floor with internal doors to two bedrooms and bathroom. Double glazed window to the side aspect.

## BEDROOM ONE

15'1" x 9'5" (4.60m x 2.87m)

Double bedroom complete with radiator, double glazed window to the front aspect, fitted wardrobes/over bed units and built in store housing the gas boiler.

## BEDROOM TWO

11'7" x 9'1" (3.53m x 2.77m)

Doubled bedroom complete with radiator and double glazed window to the rear aspect. Loft access hatch.

## BATHROOM

6'4" x 5'6" (1.93m x 1.68m)

Three piece suite comprising WC, wash hand basin and bath with electric shower over. Fully tiled walls, tiled floor, chrome towel rail, extractor fan and obscured double glazed window.

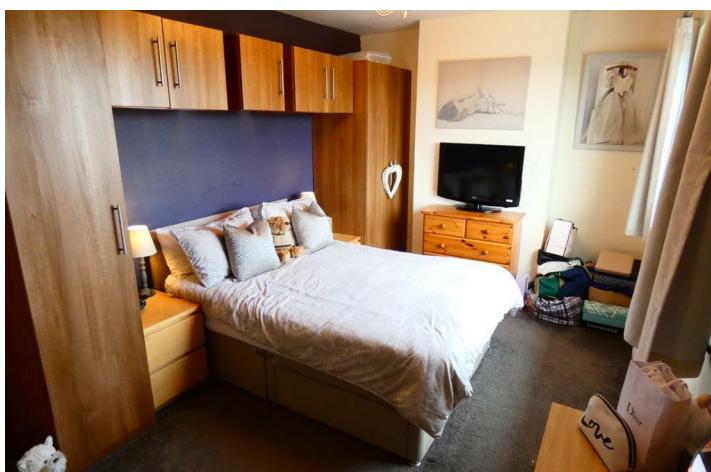
## EXTERNAL

A beautifully landscaped rear garden including large resin-bound gravelled seating area, lawned garden with flower borders. Cold water tap and electricity socket to the rear. To the front of the property is a low-maintenance garden with pathway and gate to the rear garden.

## WHAT3WORDS

For the location of this property please visit the [What3Words App and enter - worker.famous.flips](https://what3words.com/worker.famous.flips)

## Floorplan





Tel: 01228 584249



## Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

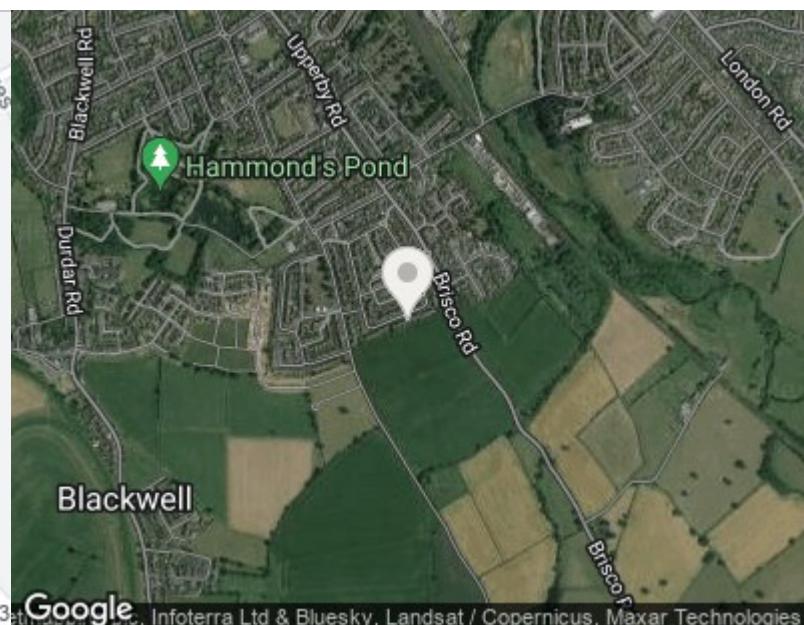
## Viewing

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



Map data ©2023 Google, Infoterra Ltd & Bluesky, Landsat / Copernicus, Maxar Technologies



Tel: 01228 584249



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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