



Crosby-on-Eden, Carlisle

- A semi-detached family home
- Two reception rooms, Kitchen
- Family bathroom
- Gated driveway, Garage
- This property has never flooded
- Three bedrooms
- Utility room, Study area, Downstairs shower room
- Private, enclosed rear garden
- Located on a no through road in the popular Village of Crosby-on-Eden
- Energy Rating TBC / Council Tax Band D

Offers In The Region Of £280,000

HUNTERS[®]
HERE TO GET *you* THERE

Crosby-on-Eden, Carlisle

DESCRIPTION

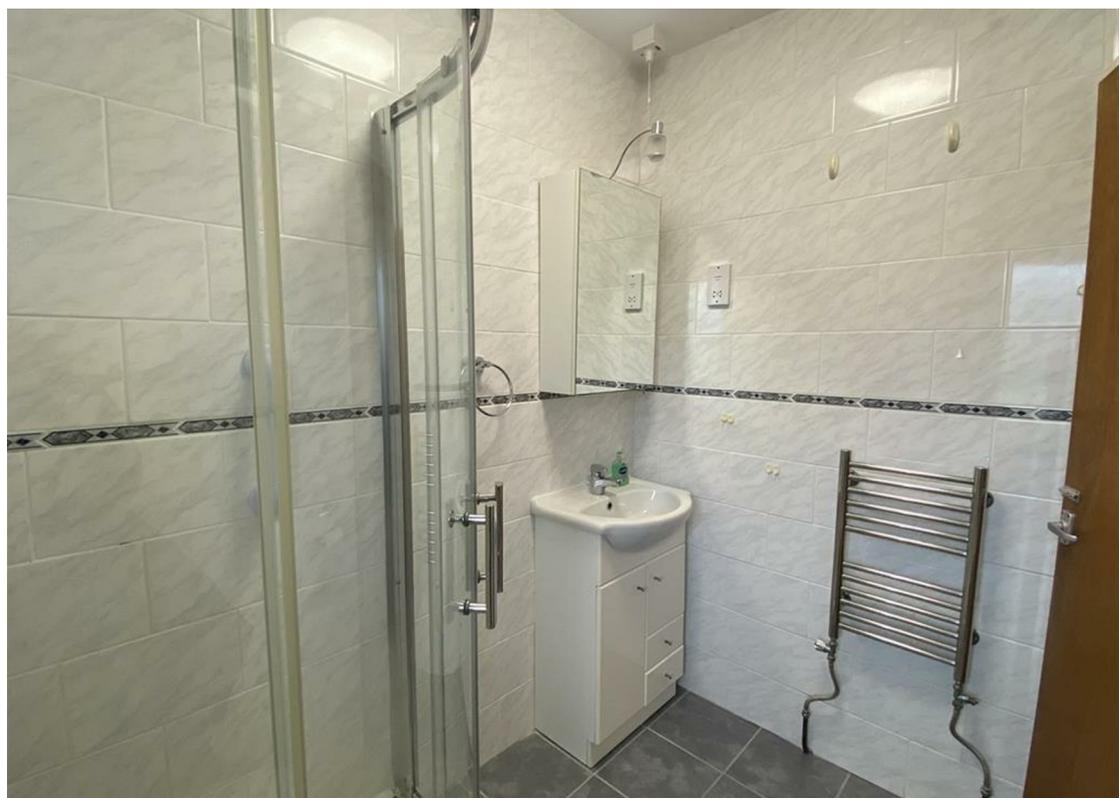
A lovingly cared for three bedroom semi detached house situated on a generous plot, tucked away on a no through road in the sought after Village of Crosby-on-Eden. Ready to make your own, this spacious accommodation briefly comprises; entrance porch, two reception rooms, kitchen, utility room, study area, two bathrooms, three good sized bedrooms. Externally, this family home boasts an enclosed, impressive rear garden, off road parking and garage.

The popular Village of Crosby-on-Eden offers a wealth of amenities including a village hall, public house, church, nursery and a primary school with an outstanding Ofsted report. Crosby-on-Eden offers great transport links to the M6 motorway, Scottish Borders, North East and the historic City of Carlisle itself.

Contact Hunters today to arrange your viewing to avoid disappointment!

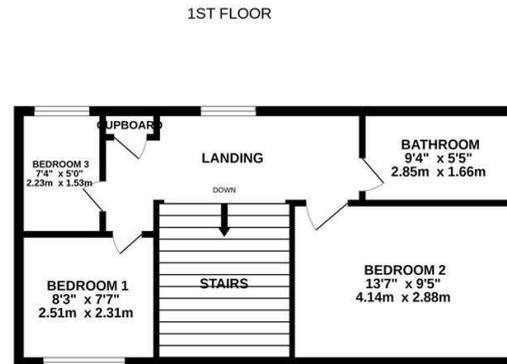
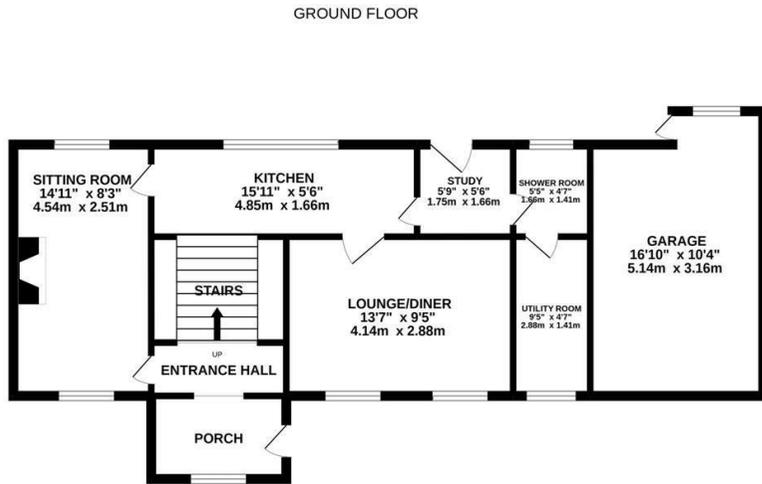
Please note, this property has never flooded.





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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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