



Briar Bank

Carlisle, CA3 9ST

Guide Price £100,000



- Link Semi-Detached House
- In Need of Modernisation
- Two Double Bedrooms
- Front & Rear Gardens
- No Onward Chain

- Popular North of the River Location
- Large Living Room
- Upstairs Shower Room
- Double Glazing
- EPC - E

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A two bedroom link semi-detached house, conveniently located to the North of Carlisle close to an array of conveniences and amenities. The property is well proportioned throughout and in need of some modernisation however provides a wonderful opportunity for the new owner to add their own stamp to create a wonderful home. No onward chain.

The accommodation briefly comprises hallway, living room, kitchen, lobby and two stores to the ground floor with a landing, two double bedrooms and shower room on the first floor. Externally the property has front and rear gardens. Double glazing throughout. EPC - E and Council Tax Band - A.

Located within a popular residential area to the North of Carlisle with local conveniences including shops, supermarket's, bars and restaurants are all close by, along with Kingmoor and Stanwix Junior Schools and reputable Secondary Schools in the city centre. Access to the M6 J44, A69 and the Western City Bypass all within a couple of minutes commute.

HALLWAY

Entrance door from the front with double glazed side window. Stairs to the first floor with small under-stairs storage cupboard. Internal doors to the living room and kitchen. Electric storage heater.

LIVING ROOM

18'11" x 11'0" (5.77m x 3.35m)

Dual aspect living room complete with two large double glazed windows, one to the front aspect and one to the rear aspect. Tiled fireplace. Measurements to the maximum points.

KITCHEN

9'3" x 8'11" (2.82m x 2.72m)

Fitted kitchen with a range of base and wall units with worksurfaces above. Under-stairs storage cupboard, access door to the lobby and double glazed window to the rear aspect. Measurements to the maximum points.

LOBBY

External door to the rear garden with wooden access door to the front. Internal doors to two storage spaces, one which benefits an obscured double glazed window and cold water tap.

LANDING

Stairs up from the ground floor with internal doors to two bedrooms and shower room. Double glazed window to the side aspect and loft access hatch.

BEDROOM ONE

15'2" x 9'5" (4.62m x 2.87m)

Double glazed window to the front aspect, electric storage heater, over-stairs storage cupboard, cupboard housing the water cylinder and tiled fireplace. Measurements to the maximum points.

BEDROOM TWO

11'7" x 9'2" (3.53m x 2.79m)

Double glazed window to the rear aspect and electric storage heater.

SHOWER ROOM

6'4" x 5'7" (1.93m x 1.70m)

WC, wash hand basin and corner shower enclosure with electric shower. Part panelled walls and obscured double glazed window.

EXTERNAL

To the front of the property there is a lawned garden with pathway and mature borders. Access door to the side lobby. Enclosed rear garden benefiting from a small paved seating area, lawn and mature borders. Subject to planning and relevant permissions, the front garden could be adapted to create off road parking.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - tilt.stop.loaded

PLEASE NOTE

The property title is currently unregistered.

Floorplan

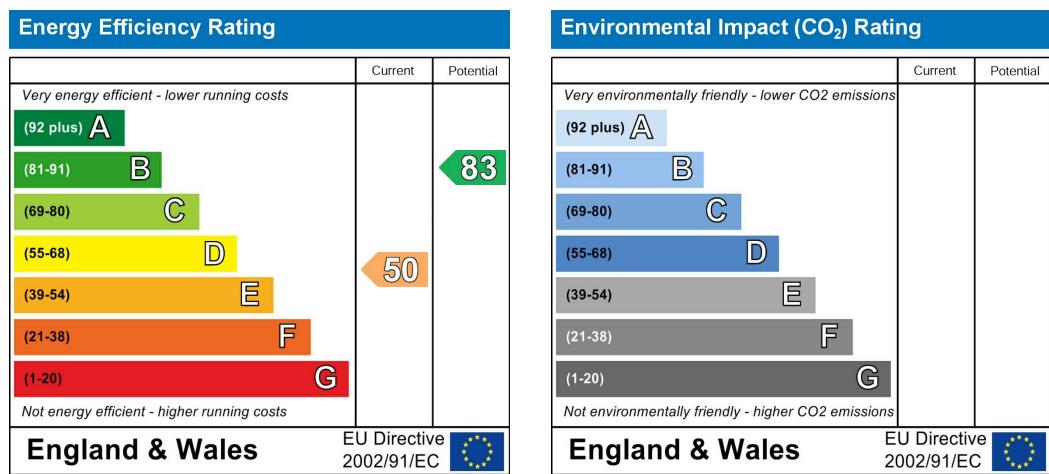




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Energy Efficiency Graph



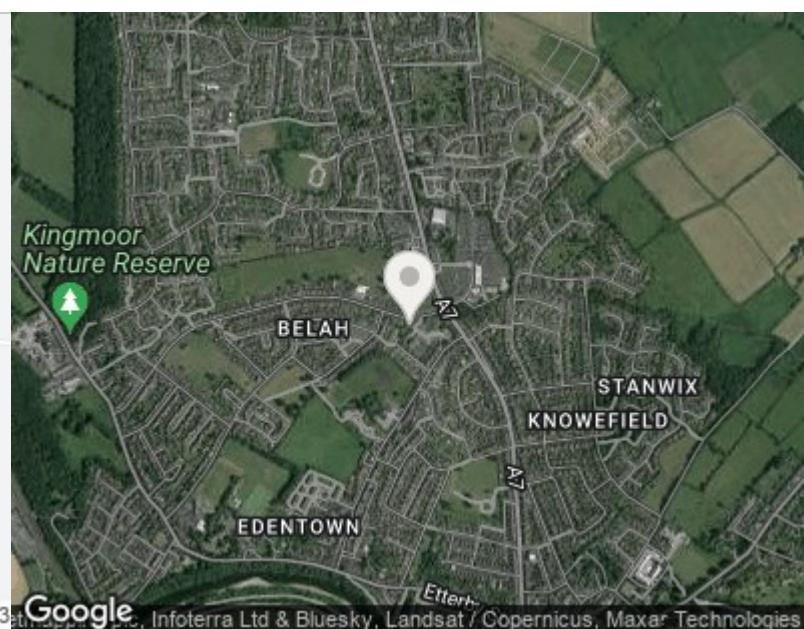
Viewing

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



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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