



## St. Cuthberts Close, Burnfoot

- Immaculate executive 3 bedroomed home
- Cloakroom, En Suite & family bathroom
- Parking
- EPC rating B
- Sunny & spacious enclosed rear garden
- Garage with Super useful stud wall Study
- Council tax band B

**Guide Price £235,000**

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# St. Cuthberts Close, Burnfoot

## DESCRIPTION

WOW!! This impressive and immaculate Genesis home in beautifully appointed condition - What sets this property apart is the spacious and sunny enclosed rear garden - The vendors have also erected a stud wall to the rear of the garage to create a study and home working so popular is a superb use of the space whilst retaining the front of the garage for storage. If this is not suited then the stud wall can be removed so leaves versatility. The accommodation which boasts a cloakroom, en suite and family bathroom has a spacious open plan living. dining room with French doors opening directly onto the garden. Location wise St Cuthberts Close is central to the town centre meaning easy access to the local amenities, schools and railway station.



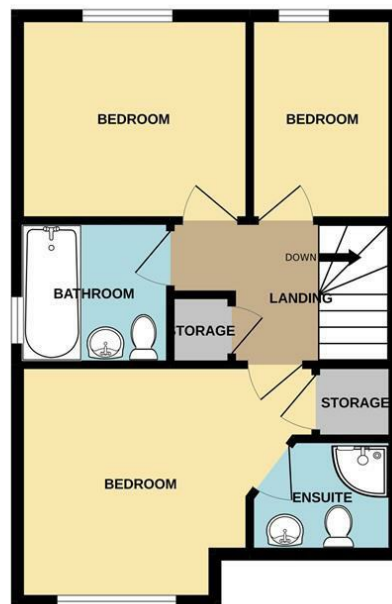




GROUND FLOOR



1ST FLOOR



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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## 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.

6 Abbey Street, Carlisle, CA3 8TX

Tel: 01228 584249 Email:

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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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