



## Abbotsford Drive, Carlisle

- Desirable Residential Area to North Of City,
- 3 Double Bedrooms, Bathroom,
- Kitchen, Entrance Hall,
- Energy Rating - tbc
- Well-Presented Semi-Detached House,
- Living Room & Dining Room,
- D/G, C/H, Gardens, Driveway, Garage,

**Offers Over £205,000**

**HUNTERS®**  
HERE TO GET *you* THERE

# Abbotsford Drive, Carlisle

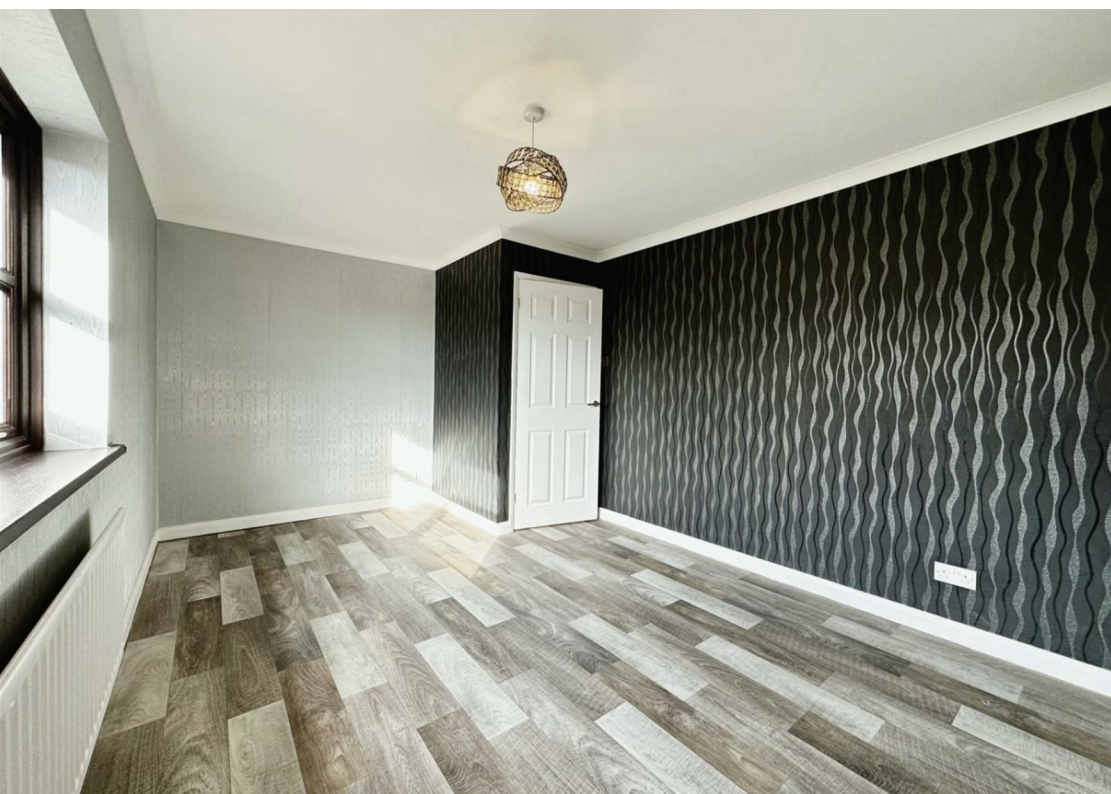
## DESCRIPTION

Fantastic opportunity to purchase this Semi Detached House that is located in a desirable residential area to the North of City, the house is boasting 3 Double Bedrooms with excellent scope to move in and truly make your own - Contact Hunters today!

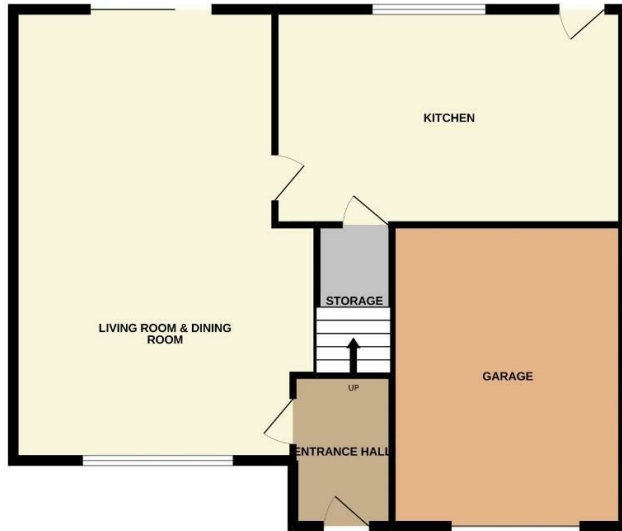
The spacious accommodation briefly comprises of Entrance Hallway, Living Room and Dining Room, Kitchen, 3 Bedrooms and Bathroom. The property is benefiting from Central Heating, Double Glazing, Driveway leading to Garage, Front and Rear Garden.

A viewing is imperative to fully appreciate. No Onward Chain.

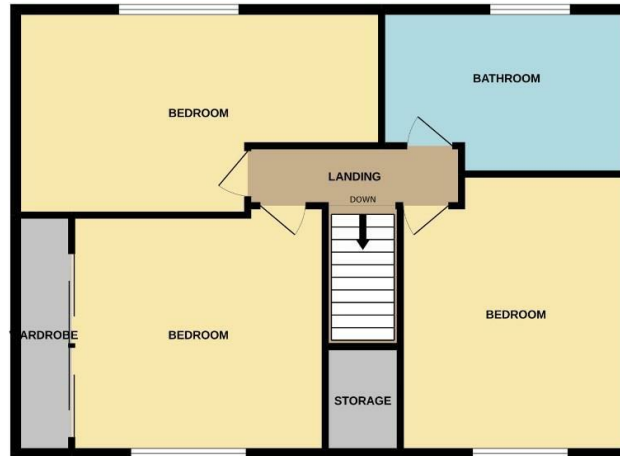




GROUND FLOOR



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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## 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>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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		
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.

6 Abbey Street, Carlisle, CA3 8TX

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