



## Mount Pleasant Road

Carlisle, CA2 4QQ

Guide Price £80,000



- NO ONWARD CHAIN
- End of Terrace House with Large Attached Store (Garage Potential)
- Popular Currock Location
- Three Bedrooms & Contemporary Bathroom
- Scope to add Off-Street Parking (Subject to Permissions)

- SOLD AS SEEN
- Some Improvement/Renovation Required
- Living Room & Modern Dining Kitchen
- Front, Side & Rear Gardens
- EPC - C

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PUBLIC NOTICE - 58, Mount Pleasant Road Carlisle, CA2 4QQ. We are acting in the sale of the above property and have received an offer of £76,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

EPC Rating: C.

Offered to the market with NO ONWARD CHAIN and being SOLD AS SEEN, this three bedroom end of terrace house offers an excellent opportunity for developers, investment landlords and those looking for a property to make their own. Offering a large living room, modern dining kitchen, three bedrooms along with a contemporary first floor bathroom, the property offers a convenient layout internally. Stepping outside, the property boasts a generous corner plot, with gardens to the front, side and rear along with a handy attached store which could be utilised as garage facilities. Whilst the current parking arrangements are on-street, those who require on-site parking there is the possibility to add this within the side garden, subject to necessary permissions. A viewing is essential to appreciate, contact Hunters today to schedule your viewing.

EPC - C

Council Tax Band - A

## GROUND FLOOR:

### ENTRANCE HALL

Entrance door from the front, internal door to the living room, radiator and stairs up to the first floor landing.

### LIVING ROOM

13'3" x 12'0" (4.04m x 3.66m)

Internal door to the kitchen, under-stairs cupboard, radiator, fire and a window to the front aspect. Measurements to the maximum points.

### DINING KITCHEN

12'10" x 8'11" (3.91m x 2.72m)

Fitted base, wall and drawer units with worksurfaces and upstands above. Integrated electric oven, electric hob, extractor unit, integrated fridge freezer, one bowl stainless steel sink with mixer tap, space and plumbing for a washing machine, radiator, internal door to the rear hall and two double glazed windows to the rear aspect.

### REAR HALL

External door to the rear garden, internal door to the WC and an opening to the store room.

### WC

4'8" x 2'6" (1.42m x 0.76m)

2in1 WC and wash hand basin unit and an obscured double glazed window.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor entrance hall, internal doors to three bedrooms and bathroom, loft-access point and a double glazed window to the side aspect.

### BEDROOM ONE

12'1" x 8'7" (3.68m x 2.62m)

Window to the front aspect and a radiator. Measurements to the maximum points.

### BEDROOM TWO

12'2" x 9'0" (3.71m x 2.74m)

Double glazed window to the rear aspect, radiator and a built-in cupboard. Measurements to the maximum points.

### BEDROOM THREE

8'11" x 8'8" (2.72m x 2.64m)

Window to the front aspect, radiator and a built-in cupboard. Measurements to the maximum points.

### BATHROOM

8'11" x 5'4" (2.72m x 1.63m)

Three piece suite comprising a WC, pedestal wash basin and bath with electric shower over. Part-boarded walls,

radiator, recessed spotlights and an obscured double glazed window.

## EXTERNAL:

Front & Side Garden:

Garden areas to the front and side of the property. Subject to relevant permissions and the kerb being dropped, parts of the side garden could be adapted to create an area of off-street parking with the potential of vehicular access into the attached store.

Rear Garden:

Internal door to the attached store and a timber garden shed.

## ATTACHED STORE

13'6" x 11'8" (4.11m x 3.56m)

Roller door to the front, pedestrian access door from the rear, power and lighting internally.

## WHAT3WORDS

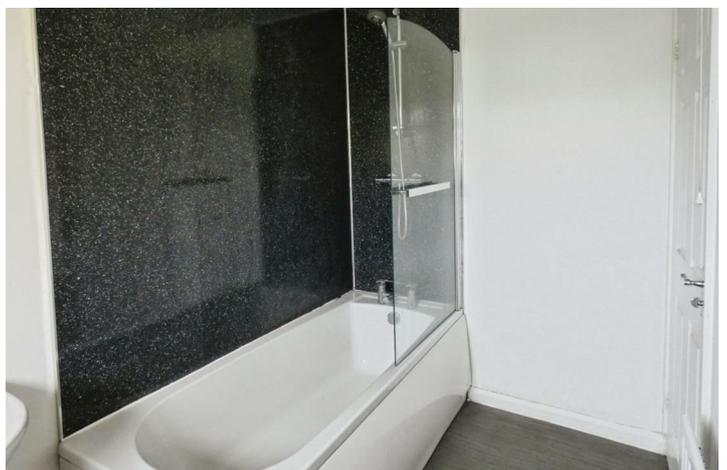
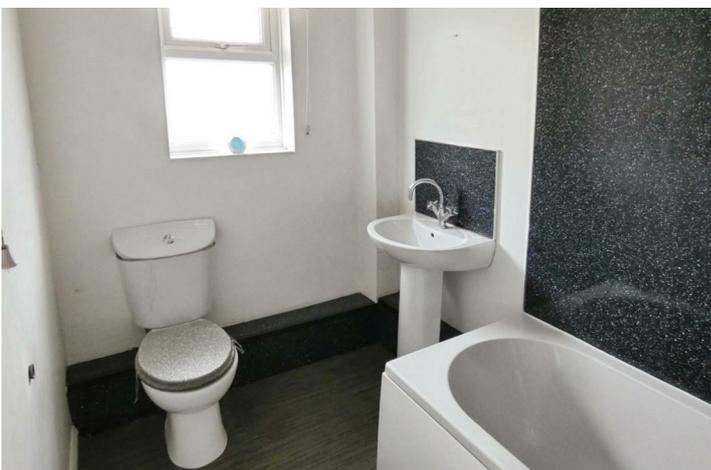
For the location of this property please visit the What3Words App and enter - angel.counts.small

## AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

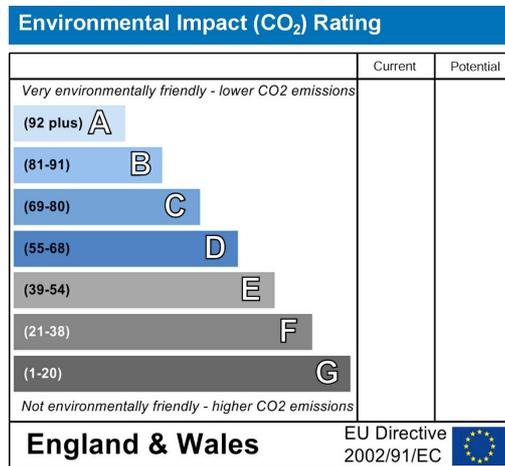
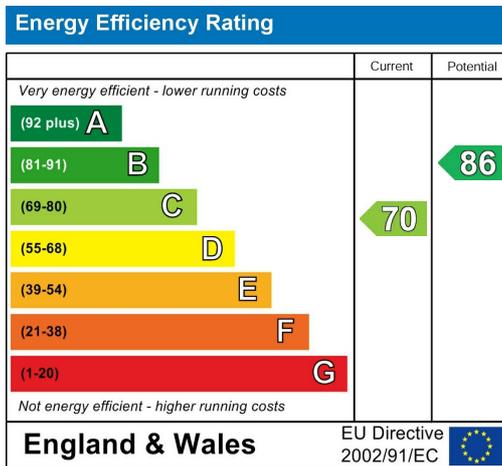
# Floorplan







## Energy Efficiency Graph

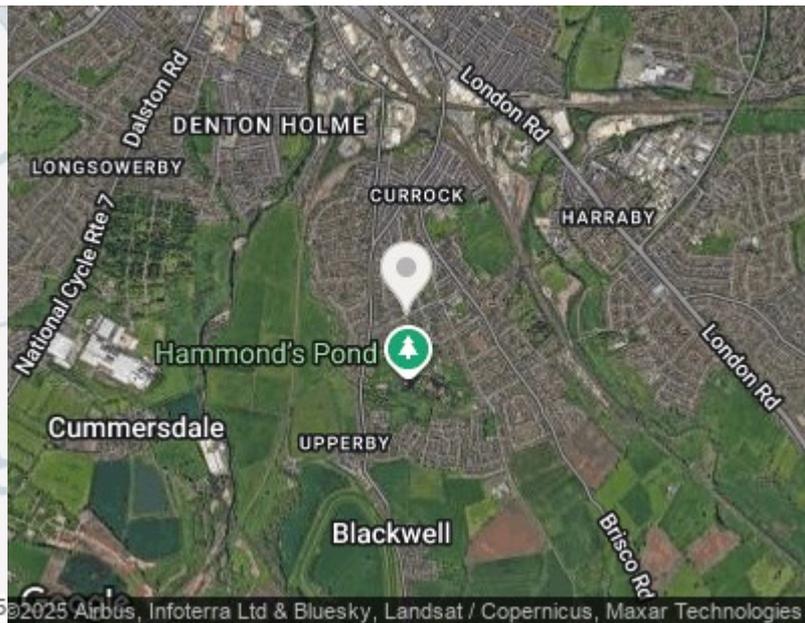
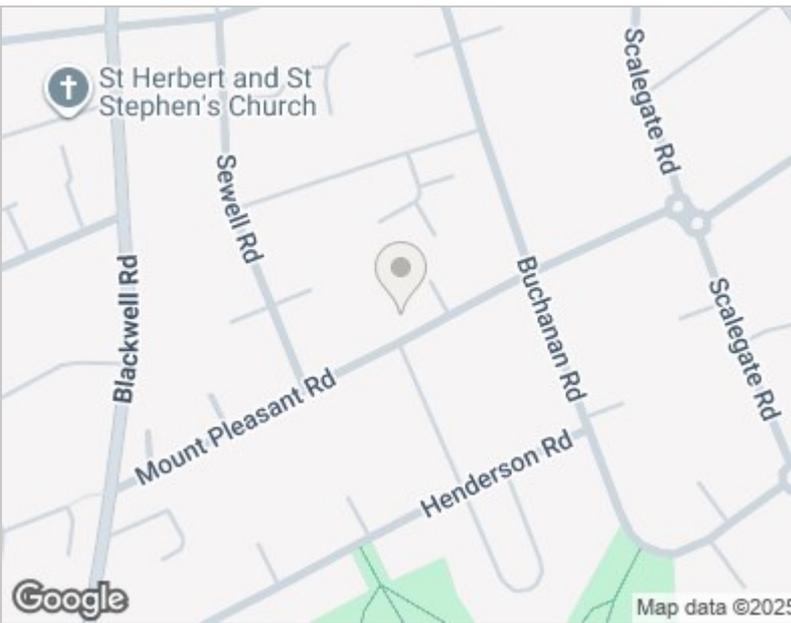


## Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





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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