

HUNTERS®

HERE TO GET *you* THERE



Southwell Square

Carlisle, CA2 4TD

Offers Over £200,000



- MID-TERRACED TOWNHOUSE
- SPACIOUS LIVING ROOM (COULD BE UTILISED AS AN ADDITIONAL BEDROOM)
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- EPC - B
- OPEN PLAN KITCHEN & DINING ROOM
- THREE BEDROOMS (MASTER EN-SUITE)
- OFF ROAD PARKING FOR TWO VEHICLES
- WELL PRESENTED THROUGHOUT

Tel: 01228 584249

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Hunters are delighted to present this three bedroom townhouse, located to the South of Carlisle on Story Homes "The Ridings" development. Offered in a fantastic move in condition, this property makes the perfect family or first time home. Arrange your viewing today!

The three story accommodation, which is double glazed and gas central heated throughout, briefly comprises of: entrance hallway, open plan kitchen, living & dining room and cloakroom/WC to the ground floor. On the first floor there is a landing, spacious living room, family bathroom and bedroom with the master bedroom, en-suite shower room and bedroom up on the second floor. Externally the property has off road parking to the front, with an enclosed rear garden complete with paved seating area and lawn. EPC - B and Council Tax Band - C.

Located to the South of Carlisle on Story Homes "The Ridings" development, this townhouse has fantastic access into Carlisle with its many amenities, including shops, supermarkets, restaurants and bars, whilst having a number of schools close by. Access to J42 of the M6 motorway is within 10 minutes drive, which provides access both North and South.

ENTRANCE HALL

Door from the front driveway, stairs to first floor and door to the open plan kitchen & dining room.

OPEN PLAN KITCHEN & DINING ROOM

25'9" x 14'8" (maximum points) (7.85m x 4.47m (maximum points))

Light and airy open plan living. The fitted kitchen is complete with a range of base and wall units, with complementary worksurfaces above. For cooking there is an integrated electric oven and gas hob with extractor over. Integrated fridge freezer. One and a half bowl stainless steel sink with mixer tap, plumbing for washing machine and under-counter dishwasher. Ample space for both dining furniture and living room furniture. Double glazed doors to the rear garden and double glazed window to the front. Door to the cloakroom/WC and door to the consumer unit.

CLOAKROOM / WC

5'8" x 3'9" (1.73m x 1.14m)

White two piece suite comprising of WC and wash hand basin.

LANDING

Stairs up from the ground floor with stairs to the second floor. Double glazed window and doors to the living room, bathroom and bedroom. Radiator.

LIVING ROOM

14'7" x 11'2" (4.45m x 3.40m)

Spacious living room complete with two double glazed windows overlooking the rear garden. Radiator and TV point.

BATHROOM

7'7" x 5'6" (2.31m x 1.68m)

White three piece bathroom comprising of WC, wash hand basin and bath. Part tiled walls, extractor fan and radiator.

BEDROOM

8'3" x 7'7" (2.51m x 2.31m)

Double bedroom with double glazed window to the front aspect. Radiator.

LANDING

Stairs up from the first floor. Doors to two bedrooms and storage cupboard housing the gas boiler.

MASTER BEDROOM

14'7" x 9'7" (4.45m x 2.92m)

Double bedroom complete with en-suite shower room. Double glazed window to the rear aspect. Radiator.

EN-SUITE

5'7" x 4'6" (1.70m x 1.37m)

White three piece suite comprising of WC, wash hand basin and shower enclosure. Extractor fan and radiator.

BEDROOM

14'7" x 9'9" (4.45m x 2.97m)

Double bedroom with double glazed window to the front aspect. Storage cupboard housing the hot water cylinder. Radiator.

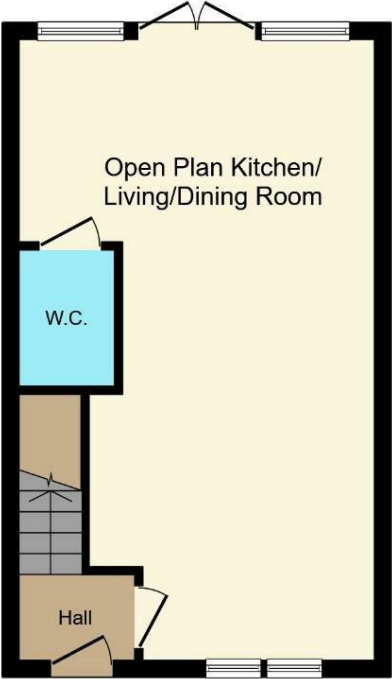
EXTERNAL

The property has off road parking for two vehicles to the front. Side access path & gate to the rear garden. The rear garden is enclosed and boasts a paved seating area from the patio doors and lawn. Garden shed and outdoor tap.

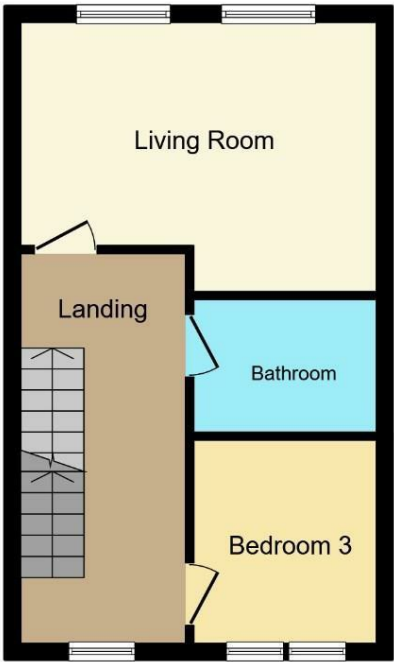
PLEASE NOTE

There is a service charge payable for the upkeep of the development.

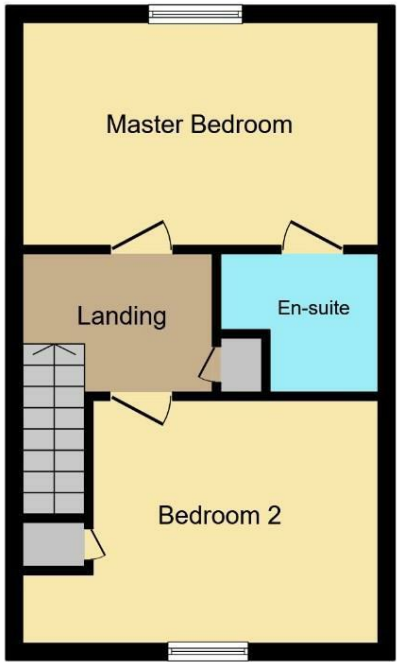
Floorplan



Ground Floor



First Floor



First Floor

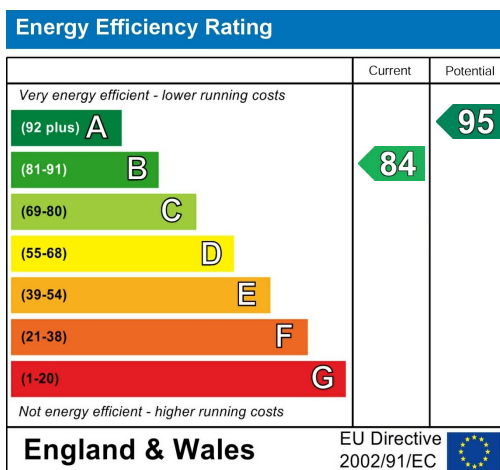
Total floor area 105.9 sq.m. (1,140 sq.ft.) approx







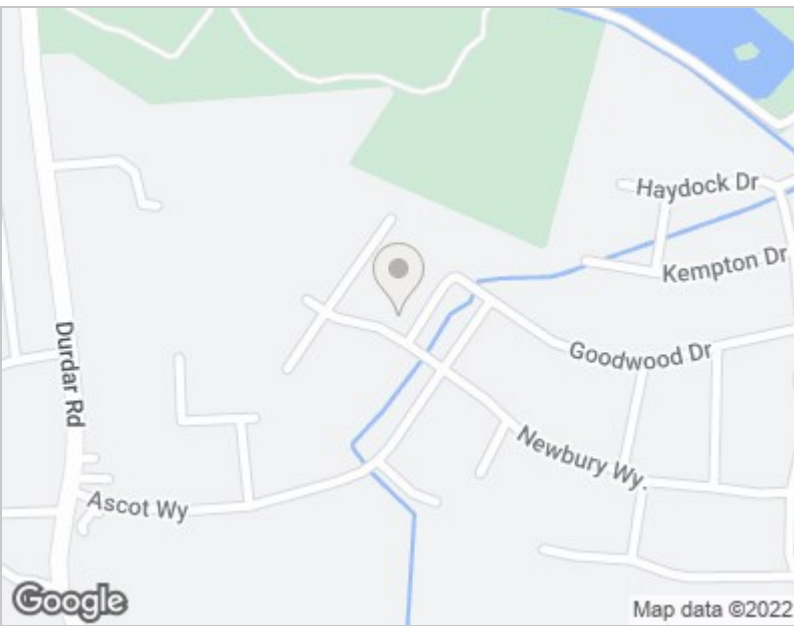
Energy Efficiency Graph



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





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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