



## Knowe Road, , Carlisle, CA3 9EQ

- Semi-Detached House
- Very Well Presented Throughout
- Open Plan Kitchen/Dining/Living Room
- Modern Four Piece Bathroom
- Unfurnished Accommodation
- Highly Sought After CA3 Location
- Spacious Bay-Fronted Lounge
- Three Bedrooms (Two Double & One Single)
- Front & Rear Gardens with Off Road Parking
- EPC - C

£1,200

# Knowe Road, , Carlisle, CA3 9EQ

## DESCRIPTION

\*\*\* Available to view from early June\*\*\* A unfurnished and immaculately presented three bedroom semi-detached bay fronted house, located within a highly sought after area in Stanwix. The property boasts a spacious and modern interior with pleasant front and rear gardens, perfect for a range of applicants. Viewing comes highly recommended.

The accommodation briefly comprises hallway, lounge and open plan kitchen dining living room to the ground floor with a landing, three bedrooms and bathroom on the first floor. Externally the property has front and rear gardens with off road parking. Gas central heating and double glazing throughout. EPC - C and Council Tax Band C.

The property is located within a highly sought after residential location to the North of Carlisle. Local conveniences including shops, supermarket's, bars and restaurants are all close by, along with Stanwix Primary School around the corner and reputable Secondary Schools within the City Centre. Access to the M6 motorway J44 within five minutes along with the City Bypass and A69.

Deposit £1384.00  
Holding Deposit £276





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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

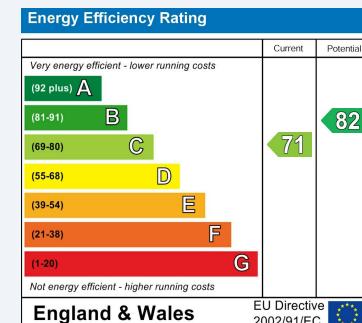
Please contact [centralhub@hunters.com](mailto:centralhub@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.



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.