



## Atkinson Crescent, Carlisle

- A WELL PRESENTED SEMI DETACHED HOUSE
- KITCHEN AND UTILITY ROOM
- ENCLOSED REAR GARDEN
- PERFECT FOR A YOUNG GROWING FAMILY

- 3 GOOD SIZE BEDROOMS
- INSULATED GARDEN ROOM WITH POWER AND INTERNET CONNECTION
- DOUBLE GLAZING AND CENTRAL HEATING
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND A

ENERGY RATING D  
**Guide Price £120,000**

**HUNTERS®**

HERE TO GET *you* THERE



# Atkinson Crescent, Carlisle

## DESCRIPTION

A well presented semi detached house situated in a convenient location close to a range of local amenities including a regular bus route. The property would be perfect for a young growing family and briefly comprises; entrance hall, lounge, breakfast kitchen, utility room and bathroom to the ground floor with 3 good size bedrooms to the first floor. Outside the vendors use the front as on site parking, although the curb is not dropped and to the rear is an enclosed garden with side gated access and an insulated garden room having double glazing, power and electric heater and internet connection which would be a great home office. Viewing is highly recommended to appreciate.







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.  
Made with Metropix ©2022

## 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:

centralhub@hunters.com <https://www.hunters.com>



## 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.

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