



## Castlerigg Drive

Carlisle, CA2 6PF

Guide Price £185,000



- Extended Semi-Detached Family Home
- Spacious Living Room
- Upstairs Bathroom
- Off Road Parking and Garage
- Council Tax Band - A

- Large Kitchen Dining Room
- Four Double Bedrooms
- Front and Rear Gardens
- EPC - C

# Castlerigg Drive

Carlisle, CA2 6PF

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Hunters are delighted to present this extended, four double bedroom semi-detached family home. Enjoying a generous corner plot, this property offers an abundance of space for family living, both internally and externally. Viewing comes highly recommended!

The accommodation, which is gas central heated and double glazed throughout, briefly comprises: entrance hallway, living room, kitchen dining room and utility room to the ground floor with a landing, four double bedrooms and family bathroom to the first floor. Externally there are both front and rear gardens, off road parking to the side and a detached garage. EPC - C and Council Tax Band - A.

Located to the West of Carlisle the property has excellent access to all local amenities including shops, supermarkets, bars and restaurants whilst also being within catchment for both primary and secondary schools. Access to the City Bypass is within minutes which leads to the M6 motorway within 10 minutes.

## ENTRANCE HALL

Entrance door from the front, with double glazed window. Stairs leading to the first floor along with understairs storage cupboard. Doors leading to the living room, kitchen dining room and utility room. Radiator.

## LIVING ROOM

18'8" x 11'2" (5.69 x 3.40)

Spacious, dual aspect living room complete with feature gas fireplace. Double glazed window to the front along with double glazed sliding door to the rear garden. Radiator, TV and telephone points.

## KITCHEN DINING ROOM

18'5" x 13'7" (5.61 x 4.14)

Modern fitted kitchen with base and wall units and complimentary worksurfaces above. For cooking there is an eye-level electric oven and grill with gas hob and extractor unit above. For the washing up there is a one and a half bowl stainless steel sink with mixer tap and plumbing for a dishwasher. Ample space for family dining furniture with feature electric fire suite. Radiator and TV point. Two double glazed windows, one to the front garden and one to the rear garden, along with external door to the rear.

## UTILITY ROOM

7'0" x 6'0" (2.13 x 1.83)

Fitted wall and base units with complimentary worksurfaces. Plumbing for washing machine with space for fridge/freezer. Double glazed window to the rear. Radiator.

## LANDING

Stairs up from the first floor with doors to the four bedroom and family bathroom. Two loft access hatches.

## BEDROOM ONE

15'2" x 9'2" (4.62 x 2.79)

Double bedroom with large double glazed window to the front. Radiator and over-stairs storage cupboard.

## BEDROOM TWO

13'6" x 9'1" (4.11 x 2.77)

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

## BEDROOM THREE

9'10" x 9'4" (3.00 x 2.84)

Double bedroom with large double glazed window to the rear. Radiator and built in storage cupboard housing the gas boiler.

## BEDROOM FOUR

13'6" x 9'0" (4.11 x 2.74)

Double bedroom with two double glazed windows. Radiator.

## BATHROOM

6'4" x 5'6" (1.93 x 1.68)

White three piece bathroom comprising: WC, wash hand basin and bath with shower over. Chrome towel rail and frosted double glazed window.

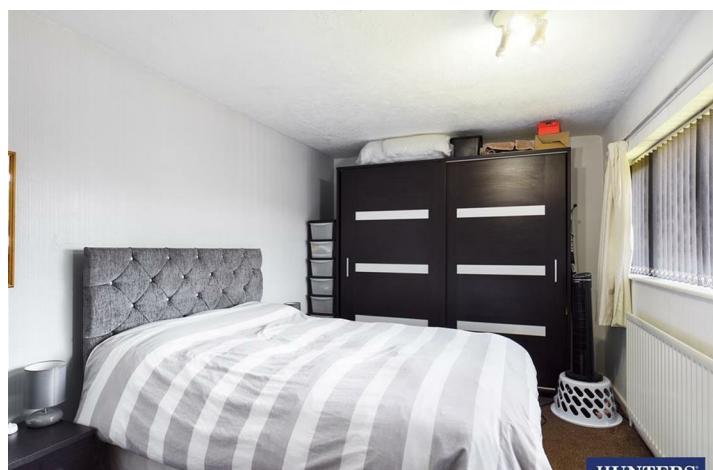
## EXTERNAL

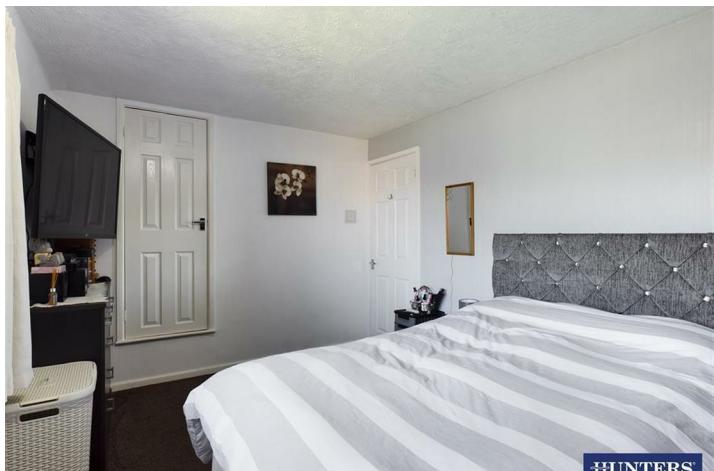
The property enjoys fantastic gardens to the front and rear. The front garden is fully enclosed and lawned, with a gate to the front street. To the side of the property is off-street parking for several vehicles. Side access gate leading to the rear garden, which is spacious and low maintenance. Within the rear garden is a detached garage, accessible from the side parking.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - choice.tracks.clown

## Floorplan





Tel: 01228 584249



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

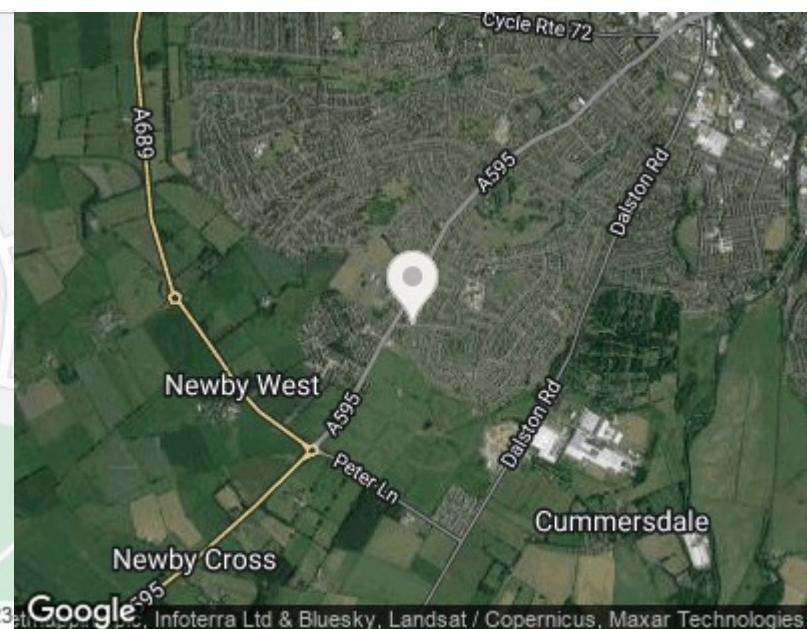
## Viewing

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



Tel: 01228 584249



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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