



## Richardson Street,

- A WELL PRESENTED END LINK HOUSE
- EN-SUITE AND GROUND FLOOR BATHROOM
- IDEAL HOME FOR A YOUNG FAMILY
- NO ONWARD CHAIN
- ENERGY RAITNG D

- 3 BEDROOMS
- GARDNES AND OFF STREET PARKING
- POPULAR, CONVENIENT LOCATION WEST OF CARLISLE
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND A

**Guide Price £125,000**

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

# Richardson Street,

## DESCRIPTION

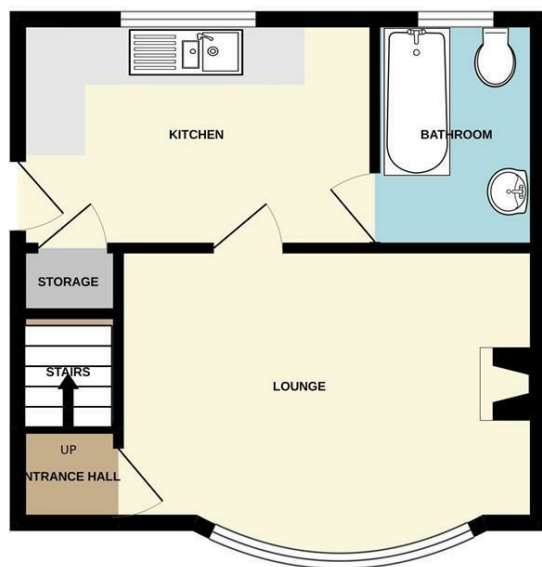
A well presented end link house situated in a popular convenient location to the West of Carlisle. The property would suit a young growing family with the benefit of having off street parking and enclosed rear garden. The accommodation briefly comprises; entrance hall, lounge, kitchen and bathroom to the ground floor, with 3 bedrooms and an en-suite shower room to the first floor. Double glazing and central heating. Viewing highly recommended with no onward chain.



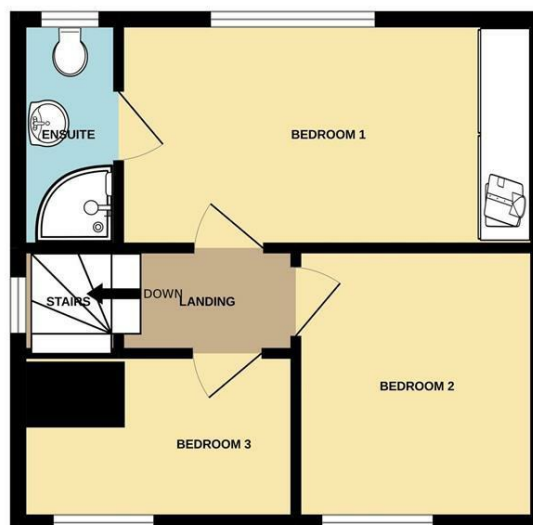




GROUND FLOOR



1ST FLOOR



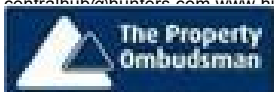
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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## 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](mailto:centralhub@hunters.com) [www.hunters.com](http://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.

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