

HUNTERS[®]

HERE TO GET *you* THERE



Andover Close

Carlisle, CA2 6RR

Guide Price £260,000



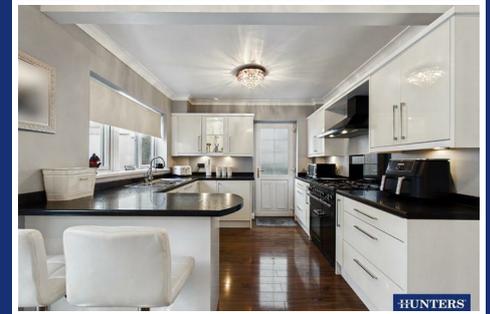
- Immaculately Presented Semi-Detached House
- Modernised & Move-In Ready
- Modern Dining Kitchen with Stylish Rangemaster Cooker
- Three Bedrooms and Contemporary Family Bathroom
- Off-Road Parking & Garage
- Sought-After Area to the West of Carlisle
- Spacious Living Room with Gas Fire
- Bright Sunroom with Patio Doors
- Landscaped & Well-Maintained Gardens
- EPC - TBC

Tel: 01228 584249

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Immaculately presented and ready to move straight into, this modern three-bedroom semi-detached home with sunroom extension enjoys a peaceful cul-de-sac position to the west of Carlisle, together with landscaped gardens, ample off-street parking and garage. Internally, the property offers a stylish contemporary feel throughout, featuring a spacious living room, a modern dining kitchen and a bright sunroom, creating excellent space for both everyday living and entertaining. To the first floor, there are three well-proportioned bedrooms and a modern family bathroom, while a ground-floor shower room adds further practicality and convenience. Outside, the well-maintained gardens provide an attractive setting to enjoy, making this an ideal purchase for a range of buyers seeking a home in excellent condition throughout. Early viewing is highly recommended.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - TBC and Council Tax Band - B.

Situated to the west of Carlisle city centre, the property occupies a convenient location offering easy access to a wide range of local amenities and excellent transport connections. A variety of shops, supermarkets, and everyday facilities are just a short drive away, while Carlisle city centre and the Cumberland Infirmary can be reached quickly by car or via the area's frequent and reliable bus services. Regular routes operate close by, providing excellent connections across the city and to surrounding areas, making this an ideal location for commuters and those seeking ease of travel. The Western City Bypass is also readily accessible, offering further links to the wider road network. The area is well served by a range of reputable schools for all age groups, adding to its appeal for families.

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living room and shower room, radiator, and stairs to the first floor landing with a small under-stairs store.

LIVING ROOM

Double glazed bow-window to the front aspect, two radiators, fireplace with gas fire, and double doors to the dining kitchen.

DINING KITCHEN

Kitchen Area:

Modern fitted kitchen with breakfast bar peninsula, comprising a range of base, wall, drawer and display units with matching worksurfaces and upstands above. Rangemaster cooker with Rangemaster hood over, integrated BOSCH dishwasher, integrated under-counter fridge, one and a half bowl stainless steel sink with mixer tap and additional hot & cold water tap, under-counter lighting, double glazed window to the rear aspect, and an external door to the side driveway.

Dining Area:

Double doors to the sunroom, and a radiator.

SUNROOM

Double glazed windows to the rear aspect, double glazed skylight window, double glazed patio doors to the rear garden, and tiled flooring.

SHOWER ROOM

Three piece suite comprising a WC, vanity unit with wash basin, and a corner shower enclosure with mains shower unit. Fully-boarded walls, and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and family bathroom, loft-access point, and a double glazed window to the side aspect.

BEDROOM ONE

Double glazed window to the front aspect, and a radiator.

BEDROOM TWO

Double glazed window to the rear aspect, and a radiator.

BEDROOM THREE

Double glazed window to the front aspect, radiator, and an over-stairs store.

FAMILY BATHROOM

Three piece suite comprising a WC, wall-mounted wash

basin, and a bath with mains shower over. Fully-boarded walls, vertical radiator, recessed spotlights, extractor fan, obscured double glazed window, and a built-in cupboard with double sliding doors and wall-mounted gas boiler internally.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a lawned garden, alongside a large block-paved driveway with double gates which extends to the side of the property towards the garage. Access from the driveway into the kitchen, along with a secure door to the rear garden.

Rear Garden:

To the rear of the property is an enclosed and landscaped garden. Accessible directly from the sunroom, along with a concrete ramp, is a tarmac seating area with timber balustrades, along with a lawned garden with raised sleeper borders. Access from the rear garden into the garage via pedestrian access door.

GARAGE

Single garage complete with electric up-and-over garage door, pedestrian access door from the rear garden, single glazed window, power, lighting, and plumbing for a washing machine.

WHAT3WORDS:

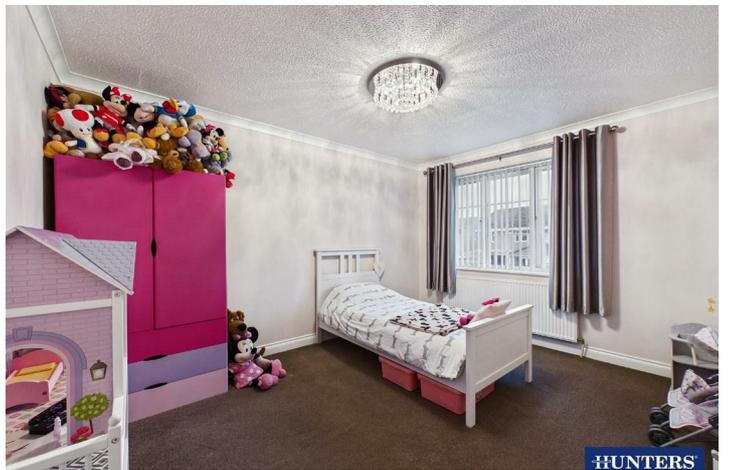
For the location of this property, please visit the What3Words App and enter - grapes.riders.comic

AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan







Energy Efficiency Graph

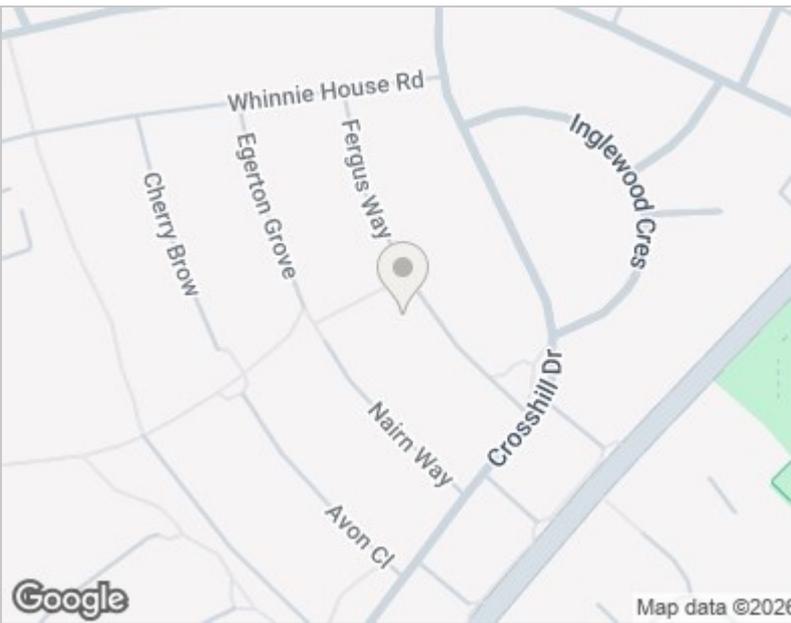
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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<i>Not environmentally friendly - higher CO₂ emissions</i>			
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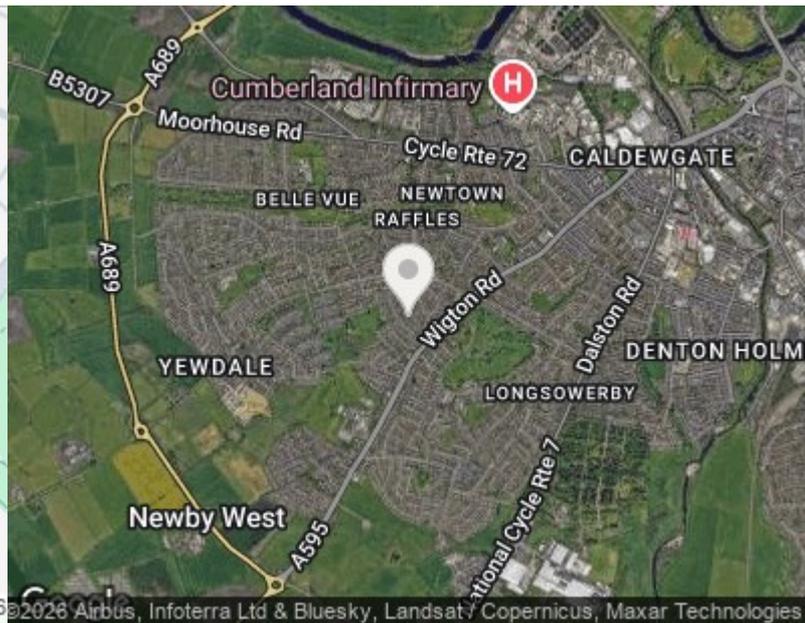
Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

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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