



## Belfry Close

Carlisle, CA3 9QE

Offers Over £130,000



- Modern End Terrace House
- Exceptionally Well Presented Throughout
- Contemporary Kitchen
- Three Piece Bathroom
- Off-Road Parking for Two Vehicles

- Located to the North of Carlisle
- Spacious Living/Dining Room with Patio Doors
- Two Double Bedrooms
- Large Landscaped Rear Garden with Water Feature
- EPC - C

# Belfry Close

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Offered to the market in an exceptional condition is this two double bedroom end terrace house with landscaped gardens and off-road parking. Nicely placed within a popular residential area to the North of Carlisle, the property would be ideal for first time buyers, investors and downsizers alike and is being sold with no ongoing chain. Internally the property has been nicely upgraded throughout and includes a contemporary kitchen, wooden flooring, designer radiators and a beautifully landscaped rear garden with its very own water feature and large timber shed. Don't miss out, contact Hunters today to schedule your viewing.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a hallway, kitchen and living/dining room to the ground floor with a landing, two double bedrooms and bathroom on the first floor. Externally there is off-road parking to the front and an enclosed rear garden. EPC - C and Council Tax Band - B.

Situated nicely to the North of Carlisle, just off Kingmoor Road, there is direct access to Scotland Road and the Western City Bypass, with local conveniences including convenience store, post office, public houses, and restaurants all within close proximity. For the little ones, you have the desirable Stanwix Primary School close by and reputable Secondary Schools within the City Centre. Access to a range of major transport routes including the M6 (J44), A69, A7 and A595 are all within a short drive.

## GROUND FLOOR:

### HALLWAY

Entrance door from the front, openings to the kitchen and living/dining room, designer radiator and stairs to the first floor landing with a small under-stairs cupboard.

### KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, electric plate warming drawer, designer extractor fan, space for a fridge freezer, space and plumbing for a washing machine, one bowl black composite granite sink with mixer tap, wall-mounted and enclosed gas boiler, designer towel radiator and a double glazed window to the front aspect.

### LIVING/DINING ROOM

Double glazed window to the side aspect with retractable insect screen, double glazed patio doors to the rear garden with retractable insect screen and a designer radiator.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to two bedrooms and bathroom, and a loft access point.

### BEDROOM ONE

Two double glazed windows to the front aspect, both with retractable insect screens, designer radiator and an over-stairs cupboard.

### BEDROOM TWO

Double glazed window to the rear aspect with retractable insect screen and a designer radiator.

### BATHROOM

Three piece suite comprising a WC, pedestal wash hand basin and a bath benefitting a mains shower with rainfall shower head. Part-tiled walls, tiled flooring, designer towel radiator, extractor fan and an obscured double glazed window.

## EXTERNAL:

### Front:

A block-paved driveway allowing off-road parking for two vehicles and a gravelled garden area with paved pathway to the rear garden. A small side-garden area benefitting from a timber bin store.

### Rear:

Enclosed rear garden benefitting a paved seating area, artificial lawn, raised sleeper planter with bamboo and a small ornamental pond area/water feature. Further to the rear garden is extensive external lighting and a large timber shed which benefits from power and lighting internally.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - curvy.gazed.valid

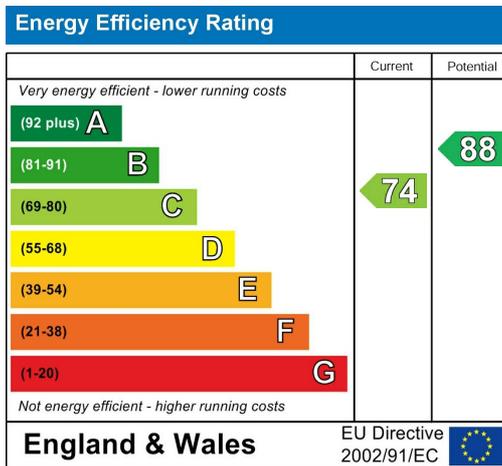
# Floorplan







## Energy Efficiency Graph

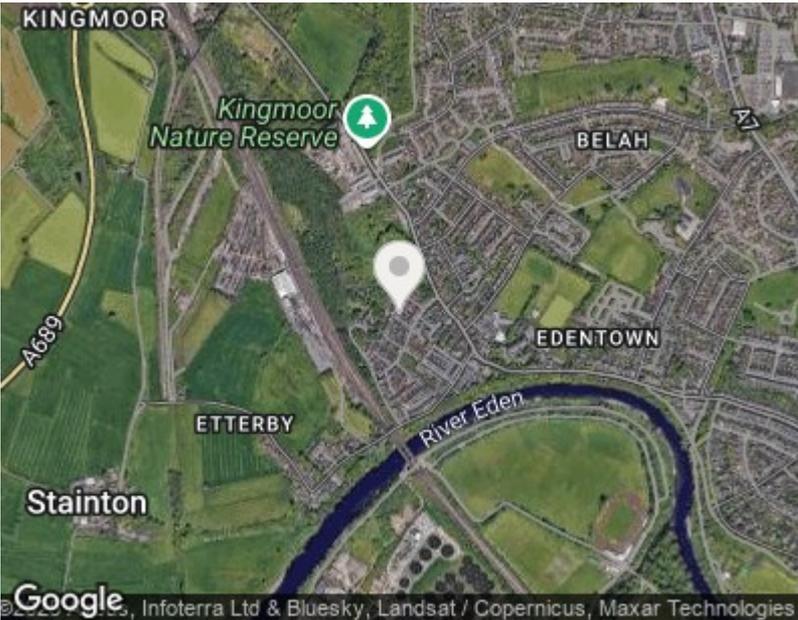
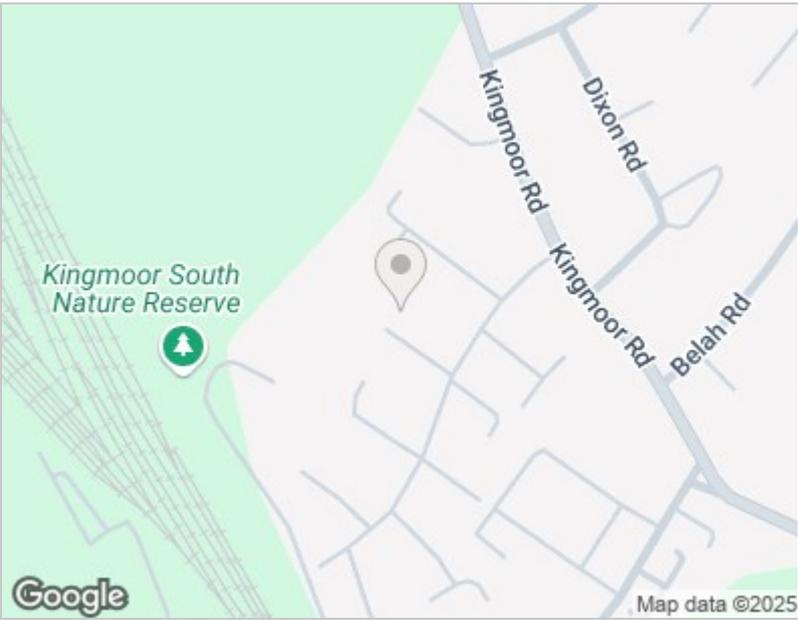


## Viewing

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

Road Map

Hybrid Map



**HUNTERS**  
HERE TO GET YOU THERE

Tel: 01228 584249



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