



## Border Crescent,

- Contemporary Stylish Semi Detached House,
- 3 Bedroom, Bathroom,
- Conservatory, Family Room/Store,
- Well Established Garden
- Immaculate Move in Ready,
- Living Room with Stove, Dining Kitchen,
- C/H, D/G, Store/Small Garage,
- Energy Rating - C

**Offers Over £150,000**

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

# Border Crescent,

## DESCRIPTION

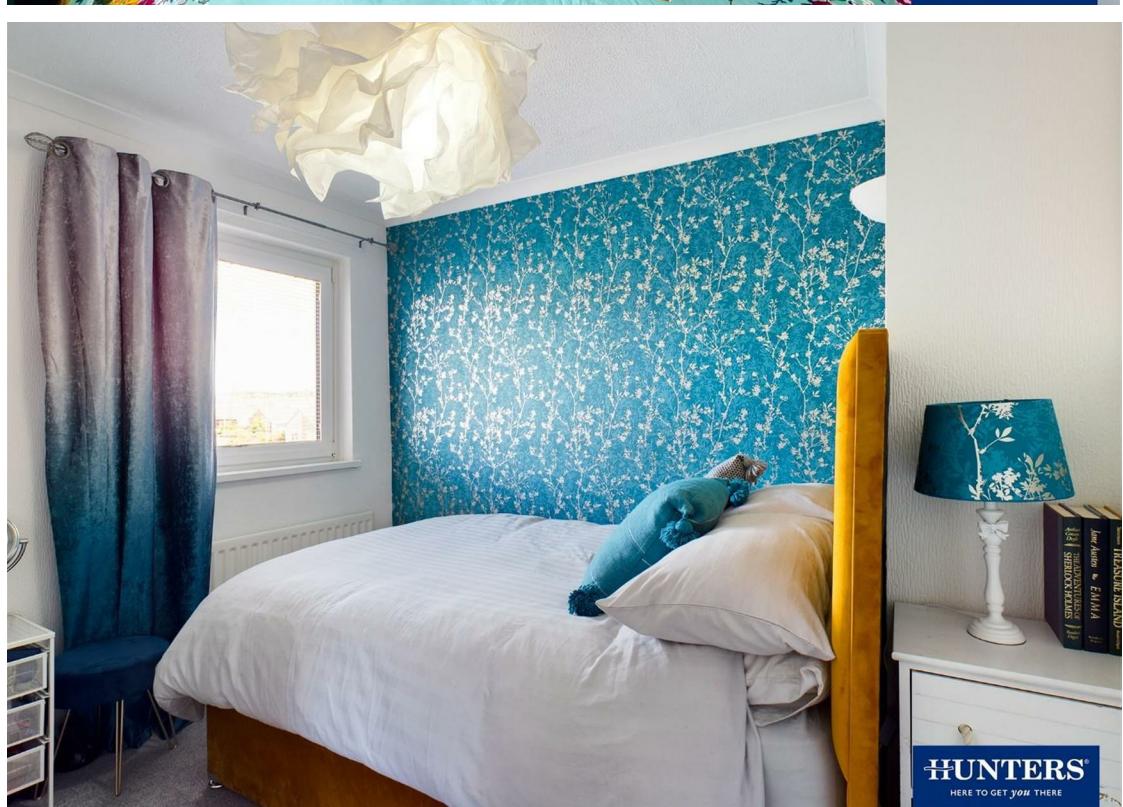
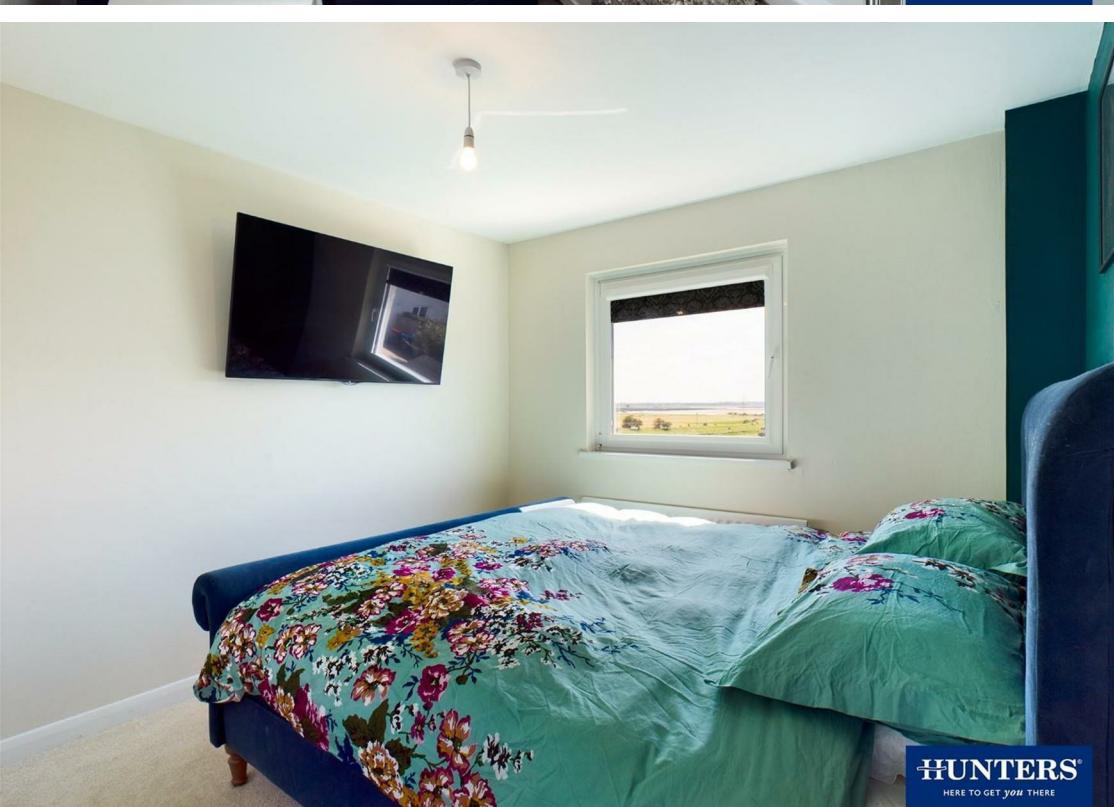
Property Launch Thursday 8th September between 4:30pm and 6pm,  
please contact Hunters to schedule your viewing.

CONTEMPORARY and STYLISH Semi Detached House situated in a popular residential area within ease of access of a wealth of local amenities, Nursery/Primary School and excellent transport links. The property is ready for a buyer to move straight into - Contact Hunters Today!

The deceptively spacious accommodation briefly comprising of Entrance Hall, Living Room, Contemporary Dining Kitchen leading into Family Room/Store, 3 Bedrooms and Bathroom. Benefiting from Central Heating, Double Glazing, Driveway leading Small Garage/Store and Well Established Gardens.

A viewing is imperatives to fully appreciate the property, the condition and location.







Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>

1006.62 ft<sup>2</sup>  
93.52 m<sup>2</sup>

## 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)	A		
(81-91)	B	83	
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		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.

## Viewing

Please contact our Hunters Carlisle Office on 01387 245 898 if you wish to arrange a viewing appointment for this property or require further information.

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