



HUNTERS®

## Crossways

Carlisle, CA1 3JW

Guide Price £130,000



- Semi-Detached House
- Immaculately Presented Throughout
- Modern Kitchen & Shower Room
- Front, Side & Rear Gardens with Two Outouses
- Ideal for First Time Buyers, Young Families & Investors
- Popular Residential Location
- Spacious Living/Dining Room with Gas Fire
- Two Double Bedrooms
- Off-Road Parking
- EPC - C

# Crossways

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This two bedroom semi-detached home is exceptionally well presented throughout and would make a perfect purchase for first time buyers, young families and investors. Modern throughout, the property boasts a spacious living/dining room, modern kitchen and bathroom and two double bedrooms. Stepping outside, there are lovely gardens to the front, side and rear with the additional benefit of off-road parking. A viewing comes highly recommended, contact Hunters today.

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

Located to the South of Carlisle the property is within easy reach of many local conveniences, including shops and supermarkets. For the little ones, Inglewood Junior School and Pennine View Primary School are both within a short walk. For transport connections, the M6 motorway J43 is reachable within five minutes' drive with regular bus routes passing close by. Carlisle Train Station which offers high speed rail links both North and South can be found within the city centre.

## HALLWAY

Entrance door from the side, internal doors to the living/dining room and kitchen, radiator, double glazed window to the side aspect and stairs to the first floor landing with a small under-stair cupboard.

## LIVING/DINING ROOM

18'8" x 11'3" (5.69m x 3.43m)

Two double glazed windows to the front aspect, radiator and a gas fireplace with surround and hearth. Measurements to the maximum points.

## KITCHEN

11'4" x 7'0" (3.45m x 2.13m)

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, gas hob, extractor unit, space for a fridge freezer, one bowl sink with mixer tap, radiator, under-stairs cupboard, double glazed window to the rear aspect and an external door to the rear garden.

## LANDING

Stairs up from the ground floor, internal doors to two bedrooms and shower room, loft-access point and a double glazed window to the rear aspect.

## BEDROOM ONE

14'7" x 8'11" (4.45m x 2.72m)

Double glazed window to the side aspect, radiator and a built-in cupboard. Measurements to the maximum points.

## BEDROOM TWO

10'3" x 9'6" (3.12m x 2.90m)

Double glazed window to the front aspect, radiator and built-in cupboard housing the wall-mounted gas boiler.

## SHOWER ROOM

7'2" x 6'4" (2.18m x 1.93m)

Three piece suite comprising a WC, vanity wash hand basin and shower enclosure with electric shower unit. Fully-boarded walls, chrome towel radiator, recessed spotlights, extractor fan and an obscured double glazed window. Measurements to the maximum points.

## EXTERNAL

Front Garden:

Lawned garden with hedging.

Side Garden & Parking:

Gravelled garden area with pathway from the pavement and an off-road parking area for one vehicle.

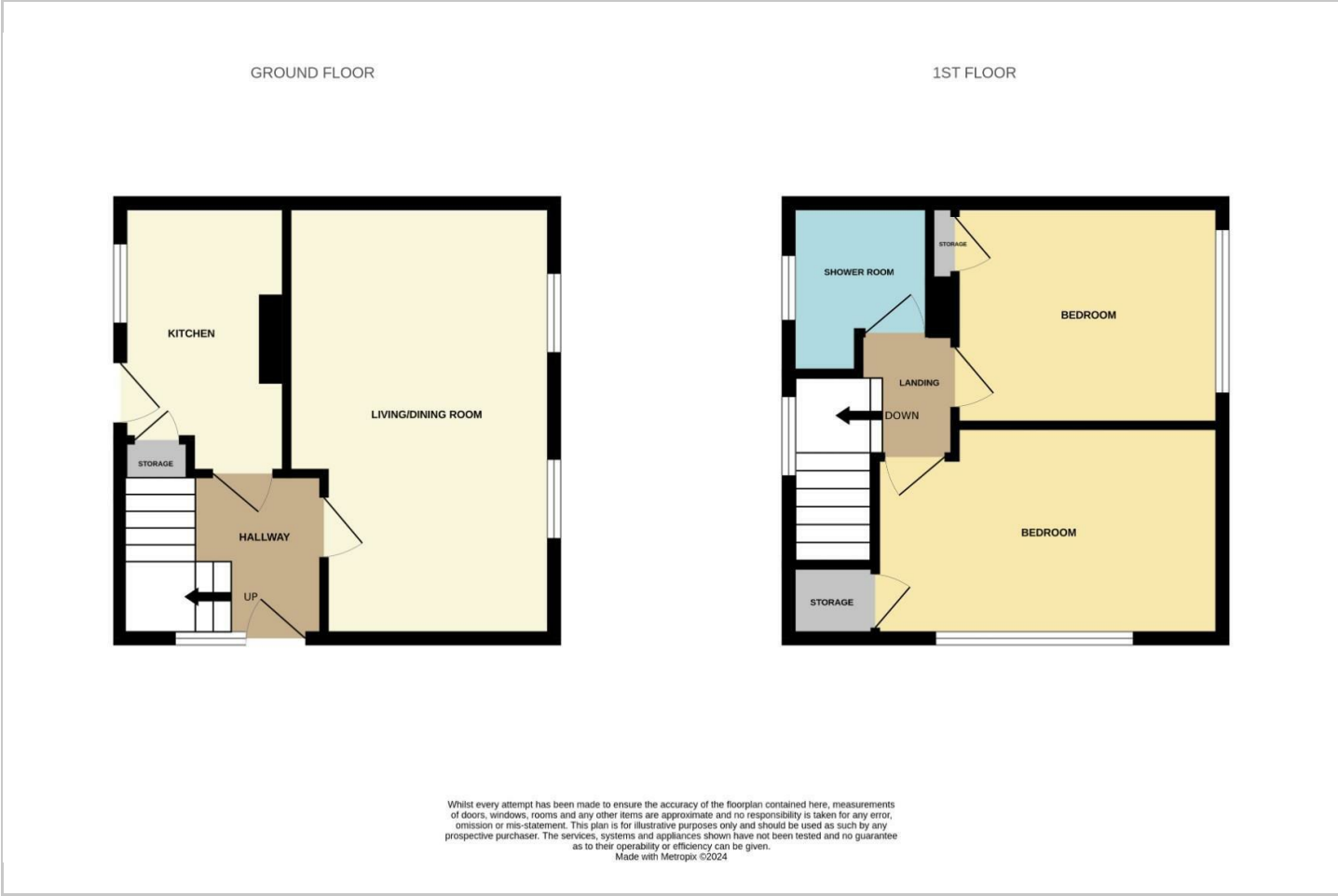
Rear Garden:

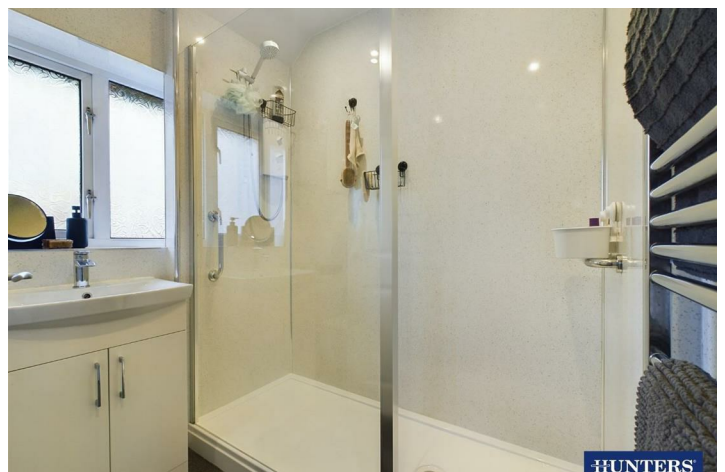
An enclosed rear garden benefitting from a large patio area, decking and two outbuildings, one with power, lighting & plumbing for a washing machine internally. Further to the rear garden is an external cold water tap and lighting.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - [highs.hungry.watch](https://www.what3words.com/)

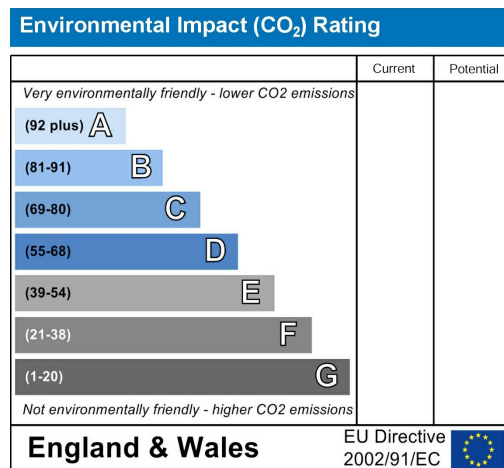
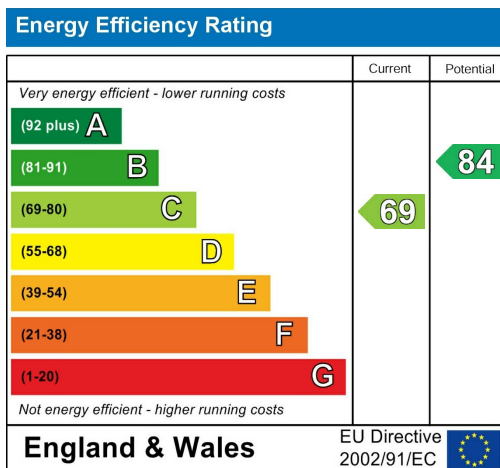
Floorplan







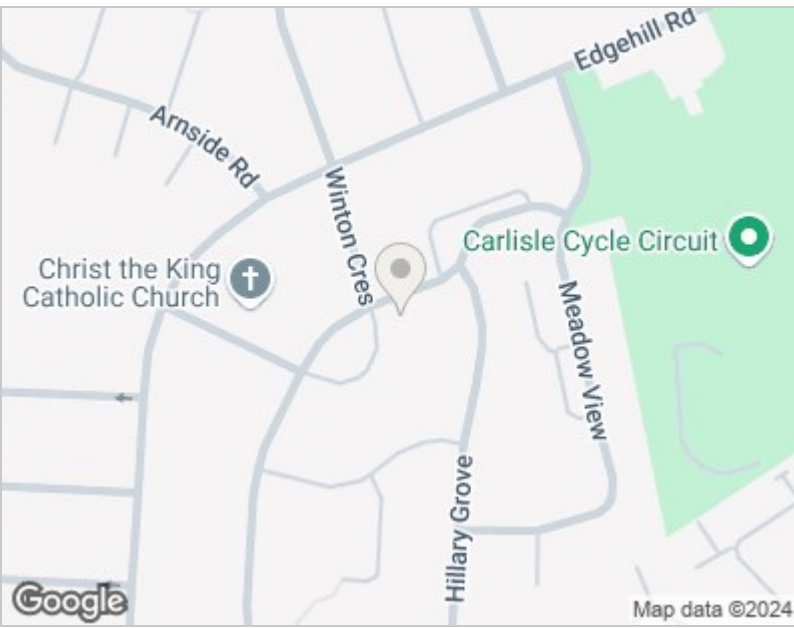
## Energy Efficiency Graph



## 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





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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