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Swan Street

Longtown, Carlisle, CA6 5UY

Guide Price £139,950

3 2 1 C

- No Onward Chain
- Located in the Centre of Longtown
- Three Bedrooms with Master En-Suite
- Enclosed Yard to the Front, Ideal for Seating, Outdoor Dining, Pots and Planters
- Oil-Fired Central Heating and Double Glazing Throughout
- Deceptively Spacious End Terrace House
- Large Living Room with Patio Doors and Modern Fitted Kitchen
- Family Bathroom and Ground Floor WC/Cloakroom
- On-Street Parking within Swan Street
- EPC - C

Swan Street

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Offered to the market with no onward chain, this beautifully presented and deceptively spacious three-bedroom end-terrace house enjoys a convenient position in the centre of Longtown, offering ease of access to the excellent range of local amenities the town has to offer. Bright and light throughout, the property is in wonderful turn-key condition and offers an attractive open-plan feel to the ground floor, with a large living room featuring patio doors that bring in plenty of natural light, flowing seamlessly into a well-appointed modern fitted kitchen with an excellent range of cabinets, clever storage solutions and a dedicated area for dining. The accommodation is further complemented by excellent internal storage, together with a ground floor WC/cloakroom, three bedrooms, including a master bedroom with en-suite, and fitted wardrobes to both the master bedroom and bedroom two, in addition to a family bathroom. Externally, the enclosed front yard provides a pleasant low-maintenance outdoor space, ideal for seating, outdoor dining, pots and planters, while on-street parking is available within Swan Street. Complete with oil-fired central heating and double glazing throughout, this is a stylish, ready-to-move-into home in a highly convenient town centre location.

Utilities, Services & Ratings:
Oil-Fired Central Heating and Double Glazing Throughout.
EPC - C and Council Tax Band - A.

Longtown is a thriving town located to the North of Carlisle, on the historic A7 which connects from the English border through to Scotland's capital city, Edinburgh. For the every-day essentials, the town boasts a wide range of amenities including independent shops, convenience stores, garage, take-away restaurants and pharmacy. Additionally, Longtown also benefits from a doctors surgery, Longtown Primary School, village hall and Arthuret Church. For those looking to commute, heading South on the A7 provides direct access back to the Border City of Carlisle, which includes access onto the M6 J44, the A595 and the A69 whereas heading North over the border, the town of Gretna allows access to the A74(M) and A75. For those requiring rail connections, Carlisle Citadel Station is on the West Coast mainline, providing fast and frequent services South to London in around 3hours 23minutes and North to Edinburgh in 1hour 16minutes.

GROUND FLOOR:

PORCH
Entrance door from the front, internal door to the living room, tiled flooring, internal double glazed window to the kitchen, and an obscured double glazed window.

LIVING ROOM
Double glazed sliding patio door to the front, fireplace with electric fire, radiator, and stairs to the first floor landing with an under-stairs cupboard.

KITCHEN/DINING AREA
Fitted base, wall, drawer and larder units with worksurfaces and splashbacks above. Integrated double oven with grill, electric hob, extractor unit, integrated washing machine, space for a fridge freezer, one and a half bowl sink with mixer tap, recessed lighting, under-counter lighting, designer vertical radiator, radiator, and an internal door to the WC/cloakroom.

WC/CLOAKROOM
Cloak Area:
Fitted coat rail, and an internal door to the WC.
WC:
Comprising a WC with enclosed cistern, counter-top wash basin, tiled splashback, chrome towel radiator, extractor fan, and a fitted wall unit.

FIRST FLOOR:

LANDING
Stairs up from the ground floor living room, internal doors to three bedrooms and bathroom, loft-access point, built-in cupboard, and a double glazed Velux window. We have been advised the loft includes a pull-down ladder, full boarding, lighting, and hanging rails internally.

MASTER BEDROOM & EN-SUITE
Master Bedroom:
Double glazed window to the front aspect, radiator, fitted wardrobes and drawers, and an internal door to the en-suite.
En-Suite:
Three piece suite comprising a WC, wall-mounted vanity unit with wash basin, and a shower enclosure benefitting mains shower with rainfall shower head and hand attachment. Part-tiled and part-boarded walls, tiled flooring, chrome towel radiator, recessed lighting, and an extractor fan.

BEDROOM TWO
Double glazed window to the rear aspect, radiator, and fitted wardrobes/cupboards.

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

BATHROOM
Three piece suite comprising a WC, pedestal wash basin, and a bath with mains shower over. Part-tiled walls, tiled flooring, chrome towel radiator, and an extractor fan.

EXTERNAL:
To the front of the property is an enclosed yard, fully block-paved and benefitting double gates allowing access from the pavement. The garden area is suitable for outdoor seating, dining, pots and planters. The oil-tank is situated within the front garden area, enclosed with wooden fencing. The neighbouring property benefits a pedestrian right of access over this area.

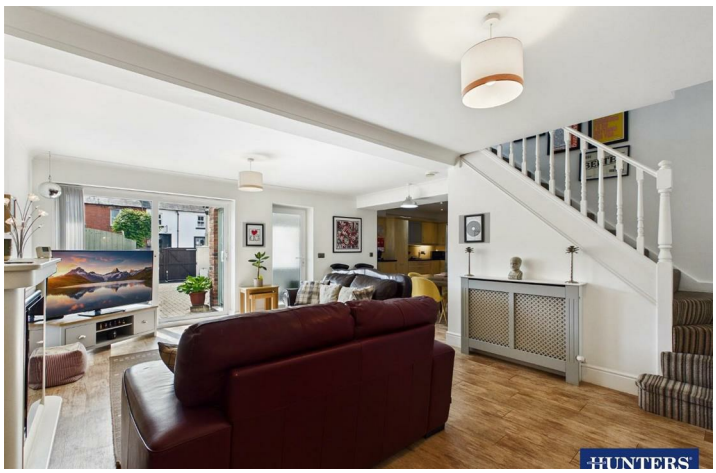
WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - ///ballooned.cocktail.villas

AML DISCLOSURE:
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (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


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WC
4'7" x 3'3"
1.42 x 1.01 m
Cloakroom
4'1" x 3'3"
1.26 x 1.01 m
Living Room
22'2" x 19'8"
6.78 x 6.01 m
Kitchen/Dining Area
14'2" x 11'0"
4.34 x 3.36 m
Porch
7'6" x 3'7"
2.30 x 1.09 m
Ground Floor
Bedroom Two
11'2" x 9'4"
3.40 x 2.86 m
En-Suite
5'1" x 5'6"
1.56 x 1.68 m
Bathroom
5'11" x 5'5"
1.83 x 1.67 m
Bedroom Three
9'6" x 9'11"
2.91 x 3.02 m
Master Bedroom
14'9" x 8'10"
4.52 x 2.70 m
Landing
6'1" x 7'6"
1.87 x 2.30 m
N
W
E
S
Floor 1
Approximate total area(1)
1067 ft²
99.3 m²
Reduced headroom
82 ft²
7.7 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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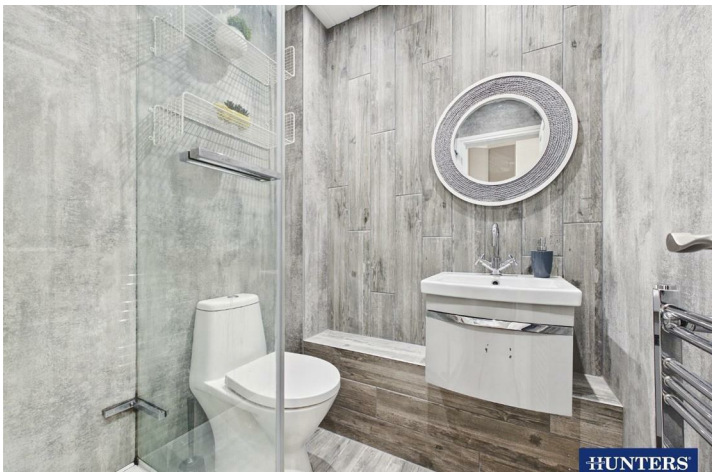

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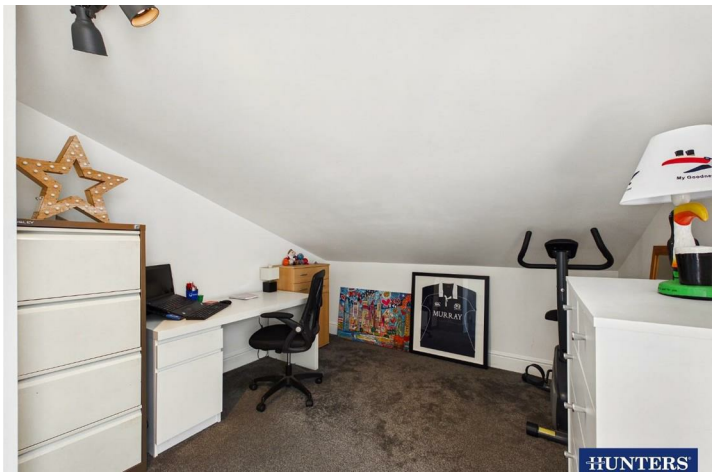

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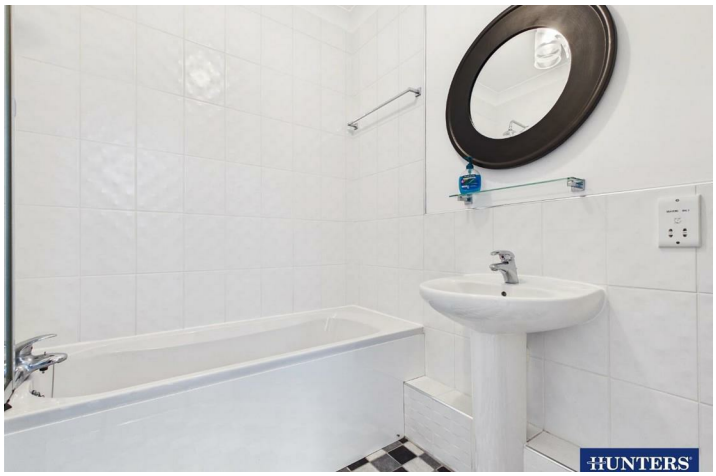


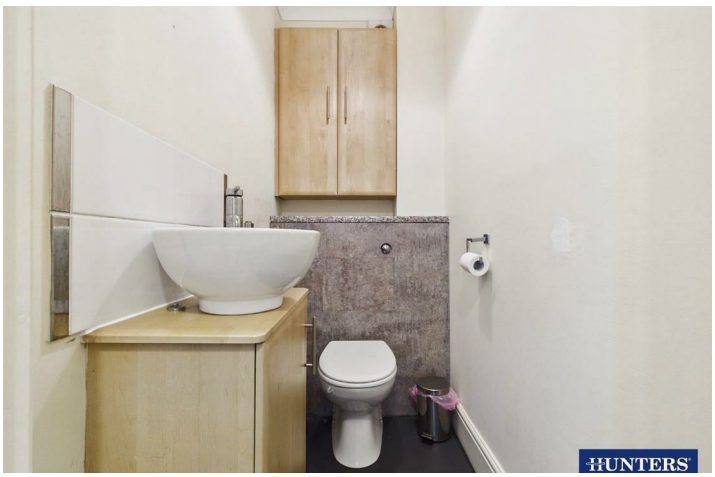








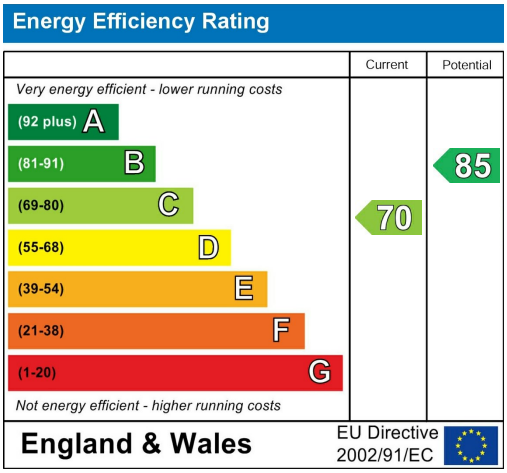


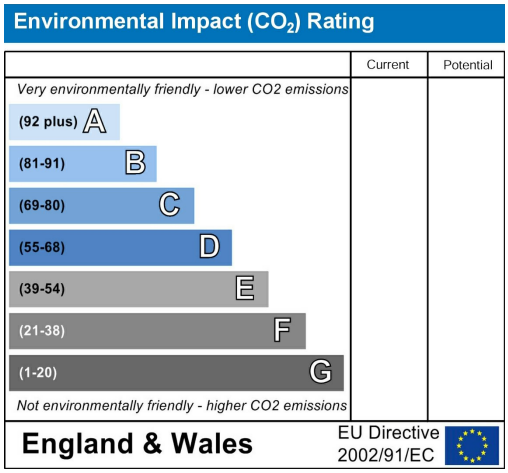






Energy Efficiency Graph

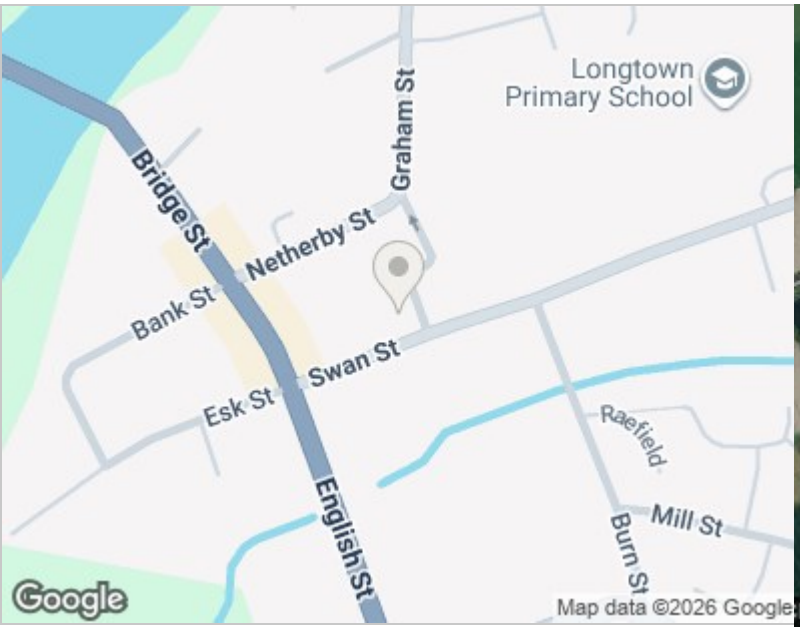




Viewing

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





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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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The Property Ombudsman