



Mid-terraced, three bedroom terraced house with excellent potential for sale

22 Esk Bank, Longtown, Carlisle, CA6 5PT





# Property Details

22 Esk Bank, Longtown, Carlisle, CA6 5PT

## Guide Price

£65,000

## Description

A spacious 3 Bedroom terraced house located in Longtown, with good sized living space, bedrooms, and on street parking.

## Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle,  
CA6 5LY









## KEY FEATURES

- Three large double bedrooms with solid wood flooring, original doors and original fires
- Spacious living room with fire
- Modern shower room recently installed including walk-in mains shower
- Original doors throughout
- On street parking
- No onward chain
- Requires some modernisation and upgrading
- High rental yield potential

## Accommodation

22 Esk Bank is a deceptively spacious three-bedroom house with generous sized rooms and recently installed new shower room. The property does require some upgrading but has upside potential.

The front door opens to stairs leading to the first floor and two large rooms either side at the front of the house, with original wooden flooring in the left room and laminate in the right room, both with original fires. Both are currently being used as reception rooms but the room on the left could be adopted as a third bedroom. The kitchen is accessed through the living room and is fitted with modern wall and floor units and a 1.5 bowl stainless steel sink unit. Upstairs there are two generously sized double bedrooms, one of which has fitted wardrobes. The bathroom, with walk-in mains shower, white basin and w.c, has recently been installed and just requires some decoration to complete.



Outside there is on-street parking at the front of the house. There is a small, enclosed patio with iron railings at the front of the house and to the rear of the property a large, block paved yard with right of access. The oil boiler is located outside under the oil tank.

The front of the property has bespoke solid wood, sash style, single glazed windows whereas the rear windows have been upgraded with double glazed, uPVC style. The front door was custom made 4 years ago.



## Situation

Longtown benefits from town centre facilities to include primary school, doctors' surgery, chemist, a variety of independent shops, supermarket, fuel station, hotel/pubs/takeaways and a cash machine. Longtown is situated on the A7, due North of Carlisle and M6 (J44).

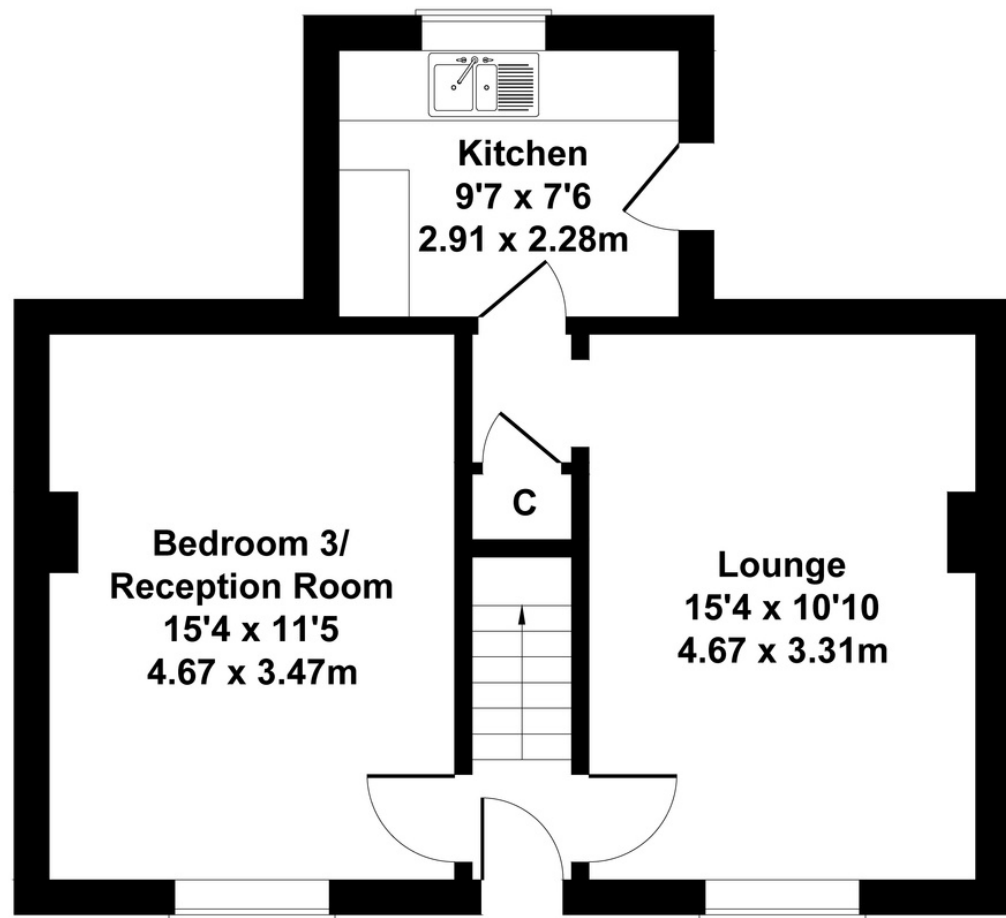




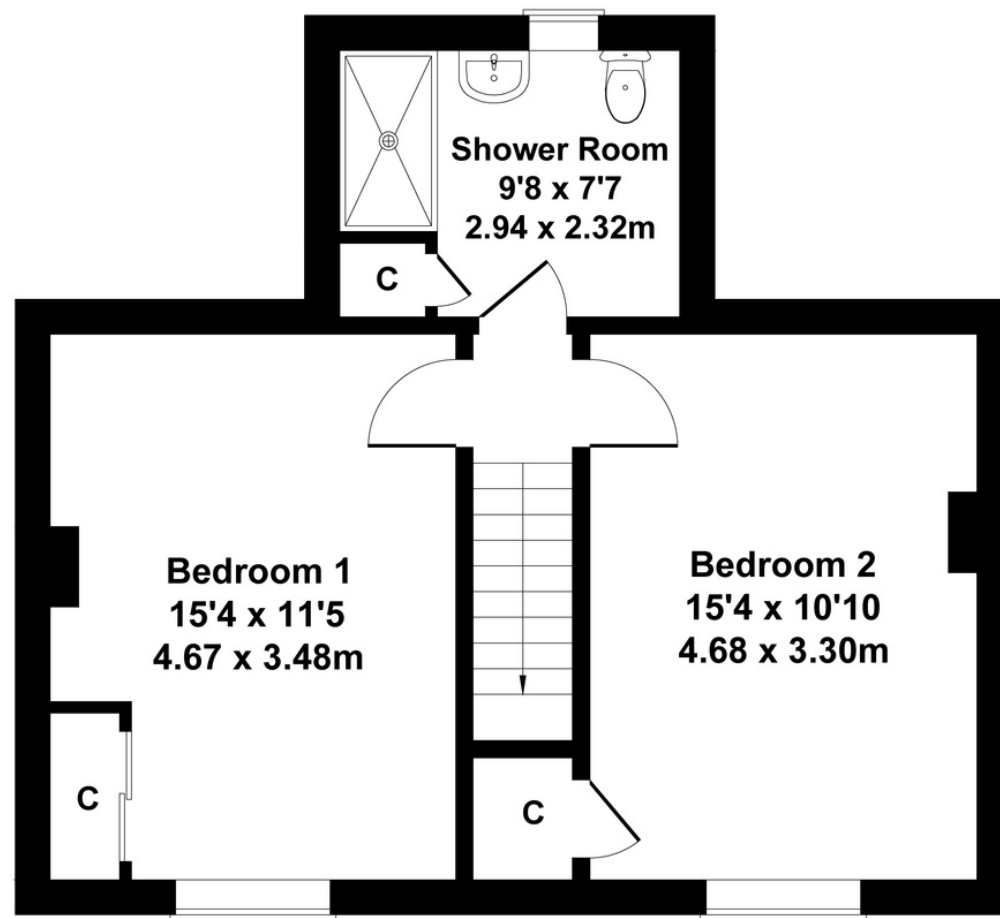


# 22 Esk Bank, Longtown, CA6 5PT

Approximate Gross Internal Area  
947 sq ft - 88 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2022  
**For Illustrative Purposes Only.**



**Tenure and Possession:** Freehold

**Matters of Title:** The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters. A Deed of Easement has been drawn up for the access to the oil tank and boiler giving a right of access for 22 Esk Bank and cannot be withdrawn.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale.

**EPC Rating:** E

**Council Tax:** A

**Services:** 22 Esk Bank is served by mains water, mains electricity, mains drainage and oil fired central heating. The front of the property has single glazed, timber sash windows and the rear has been upgraded to double glazed uPVC.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

**Offers:** Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

**Local Authority:** Carlisle City Council, Civic Centre, Rickergate, Carlisle CA3 8QG Tel: 03033 333000.

**Solicitors:** Sharon Dunstan, Burnetts

**Website and Social Media:** Further details of this property as well as all others offered by C&D Rural are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

**Referrals:** C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.





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[www.cdrural.co.uk](http://www.cdrural.co.uk)

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- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given having taken all reasonable steps to avoid misleading or committing an offence. Nonetheless, such statements do not constitute any warranty or representation by the Vendor and are accurate only to the best of the present information and belief of the Vendor.
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