



Recently renovated four bedroom terraced house with private rear yard and on-street parking

10 Esk Street, Longtown, CA6 5PU

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Guide Price

£188,500

Description

Four bedroom, terraced home which has recently been renovated to a high standard situated in the desirable town of Longtown.

Selling Agents

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





KEY FEATURES

- Four bedroom mid-terraced house
- Generous double bedrooms
- Bright and spacious living room with sliding doors through to kitchen
- Open plan kitchen/dining room with newly fitted kitchen units, stone worktops and breakfast bar
- Modern utility room with laundry room off and downstairs W.C
- New windows, new heating system, re-wired and replastered throughout
- Outhouse with water and electricity supplies
- Ample on-street parking available
- Situated in the convenient town of Longtown with excellent transport links
- Vacant possession with no chain

Situation

Situated on Esk Street close to the centre of Longtown. Longtown benefits from town centre facilities to include a 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). This is an ideal location for access to the local road network to include the A74M and the M6, together with the A75 from Gretna Westward into Dumfries and Galloway and for the A69 to the Northeast at Brampton.

What3words: ///towers.guests.snacks



A well presented, four bedroom mid-terraced family home which has just been recently renovated and modernised throughout, located in the popular Cumbrian town of Longtown offering generous living space inside and out. The property would suit a range of buyers including first time buyers or families looking to purchase a larger home in turn-key condition.

Upon entering the property through the front door, an entrance hallway leads to the stairs to the first floor and downstairs to the living room and kitchen. There is a useful storage space located under the stairs. The living room is tastefully decorated, with new carpet and a featured oak mantel piece above to compliment the oak doors which have been fitted throughout the house. Sliding doors provide access to the now, open plan kitchen/dining room which is complete with new, modern grey wall and floor kitchen units finished with lovely, stone worktops and complimentary laminate flooring which flows to the utility room in the rear extension.



The utility room features a deep, white sink with both hot and cold water taps and additional white cabinets with tiled splashbacks and power sockets. There is a separate room with power and plumbing which is being used for laundry and downstairs toilet with sink. A back door provides access to the rear yard.

Formally a three bedroom house, the current owners have reconfigured upstairs to create four generous double bedrooms, all replastered and fitted with new carpets and doors. Several of the bedrooms benefit from built-in wardrobes, wall sockets and cupboards. The family bathroom is fitted with a bath with electric shower over, shower-boarding and glass screen, curved white hand basin with chrome mixer tap and w.c.



Outside to the front of the property there is ample on street parking. To the back of the property, there is a spacious concrete courtyard which can be accessed from the archway to the right of the property and outhouse which benefits from water and electricity supplies.

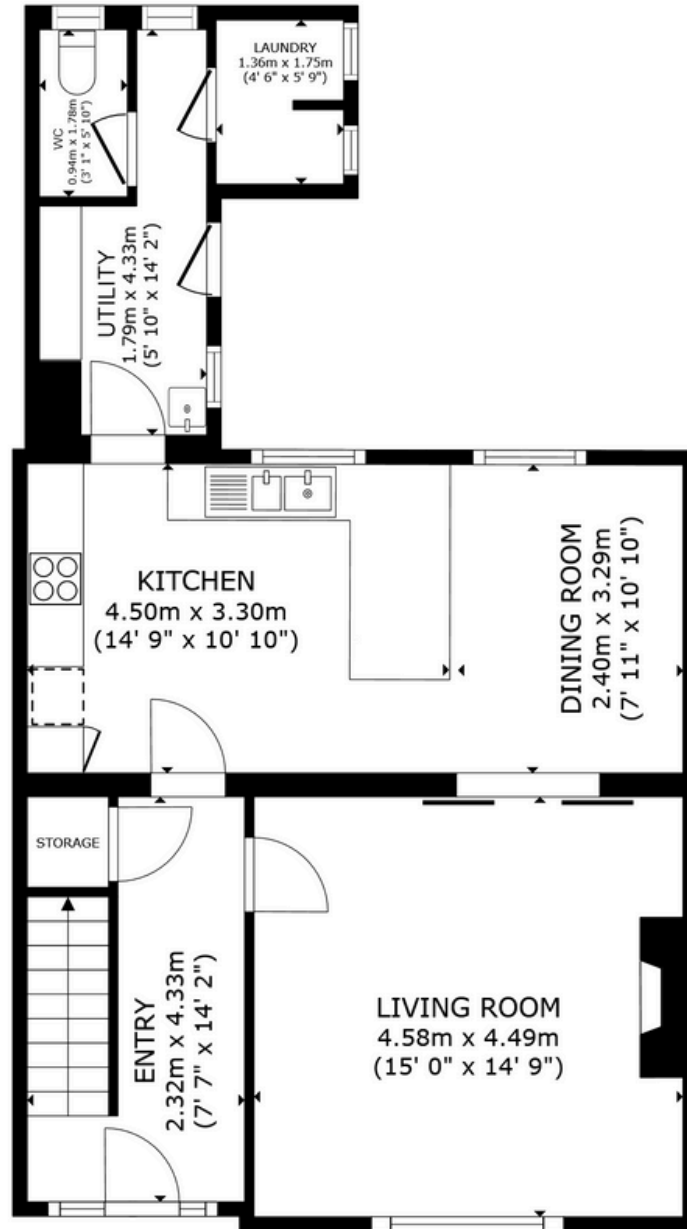
There is an excellent workshop at the back of the house which has just had a new roof. The workshop benefits from electricity.







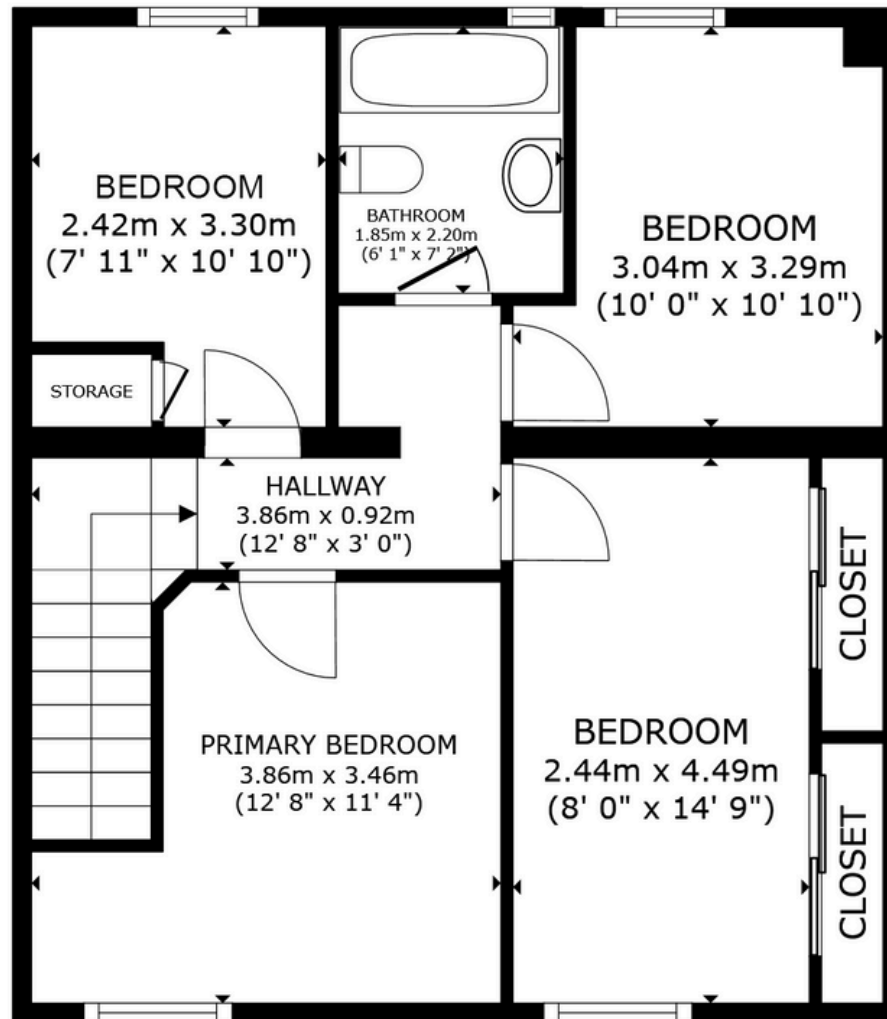




FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 66.7 sq.m. (718 sq.ft.) FLOOR 2 56.2 sq.m. (605 sq.ft.)
 TOTAL : 122.9 sq.m. (1,323 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 66.7 sq.m. (718 sq.ft.) FLOOR 2 56.2 sq.m. (605 sq.ft.)
 TOTAL : 122.9 sq.m. (1,323 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

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.

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

EPC Rating: E

Services: The property is served by mains water, mains electricity, mains drainage and oil central heating.

Broadband: Cable & Fibre

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: Cumberland Council, Civic Centre, Rickergate, Carlisle CA3 8QG. Tel: 01228 817200. The house is in Council Tax Band B.

Solicitors: TBC

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. 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).

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