



Two bedroom semi-detached bungalow with off street parking and gardens

32 Sycamore Road, Longtown, CA6 5NZ

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32 Sycamore Drive, Longtown, CA6  
5NZ

### Guide Price

£165,000

### Description

Two bedroom semi-detached bungalow with spacious accommodation, modern fittings, gardens and driveway.

### Selling Agents

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



## KEY FEATURES

- Modern two bedroom semi-detached bungalow
- Peaceful cul-de-sac location
- Spacious and versatile accommodation
- Modern kitchen with integrated appliances
- Generous lounge with space for dining
- Off road parking to side
- Small front garden with fully enclosed rear garden with privacy from neighbours
- Situated in the convenient town of Longtown with good amenities and excellent transport links

## Situation

Situated on Sycamore Drive 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.



32 Sycamore Drive is a modern and delightful, two bedroom semi-detached bungalow benefitting from modern fixtures, spacious accommodation and gardens to the front and rear. This versatile home was constructed in 2016 and has been well maintained since then.

### The Accommodation

The front door leads to the central hallway with doors leading to the rest of the accommodation.. Perfect for buyers looking for accommodation with accessibility adaptations. There is a spacious lounge and dining area with double French doors which over-looking the rear garden. The kitchen includes white goods, integrated electric hob and built-in electric oven and grill.



The kitchen is complimented with neutral coloured wall and base units, laminate flooring and neutral decorated walls.

There are two bedrooms with views to front. One has a bow window and would make a secondary sitting room/home working space if a second bedroom is not required.



Externally there is parking available for two vehicles parking in parallel. The gardens are delightful, including a well maintained lawn to the front with a variety of plants.

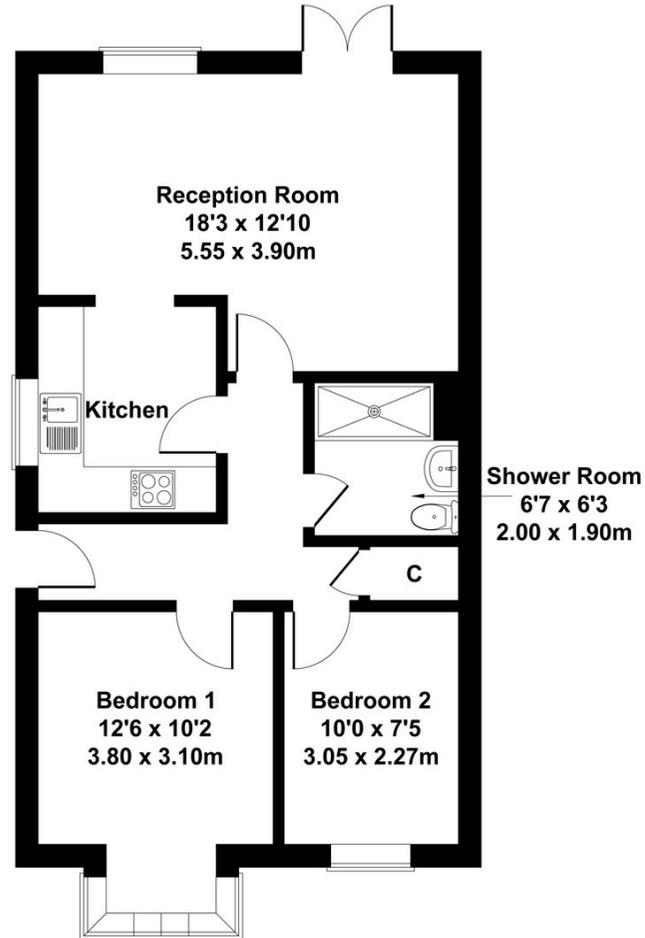
The parking area allows access to the back of the property where the rear garden is fully enclosed and laid to grass with a timber storage shed in situ.

32 Sycamore Drive is the perfect home for someone searching for a turn-key condition property, with spacious accommodation and therefore viewings are recommended to appreciate what this property has to offer.



# 32 Sycamore Drive, Longtown

Approximate Gross Internal Area  
613 sq ft - 57 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

**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:** C

**Services:** The property is served by mains water, mains electricity and mains drainage.

**Broadband:** Cable

**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 property is in Council Tax Band B.

**Solicitors:** Cartmell Shepherd

**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).

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