



Two bedroom terraced house with on-street parking  
32 Swan Street, Longtown, Carlisle, CA6 5UZ

# Property Details

32 Swan Street, Longtown, Carlisle, CA6 5UZ

## Guide Price

£88,500

## Description

An exciting opportunity to acquire a two bedroom, terraced home which recently been renovated to a high standard situated in the heart of longtown.

## Selling Agents

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





## KEY FEATURES

- Two bedroom mid-terraced property with on-street parking
- Two generous sized double bedrooms with built in cupboards
- Modern kitchen with space for dining table
- Electric heating
- Rear yard and patio
- Excellent first time buyer opportunity

## Accommodation

The front door opens to an entrance hallway with stairs leading to the first floor and door into the living room. The living room is a generous size, tastefully decorated and features an electric fire mounted to the wall. There is a useful storage cupboard also and door into the kitchen which is fitted with modern, white wall and floor units and incorporating an integrated electric oven and hob with overhead extractor fan and stainless steel single bowl drainer sink, with space for white goods. The kitchen has laminate flooring and space for a dining table.



Upstairs there are two generous double bedrooms, both with built-in cupboards and the family bathroom is complete with bath with electric shower and glass screen, WC and white hand basin. Externally there is ample on-street parking to the front of the property. A back door off the kitchen provides access to a rear yard primarily laid with paving as a patio. The yard is south facing benefitting from the sun for the best part of the day.

## Situation

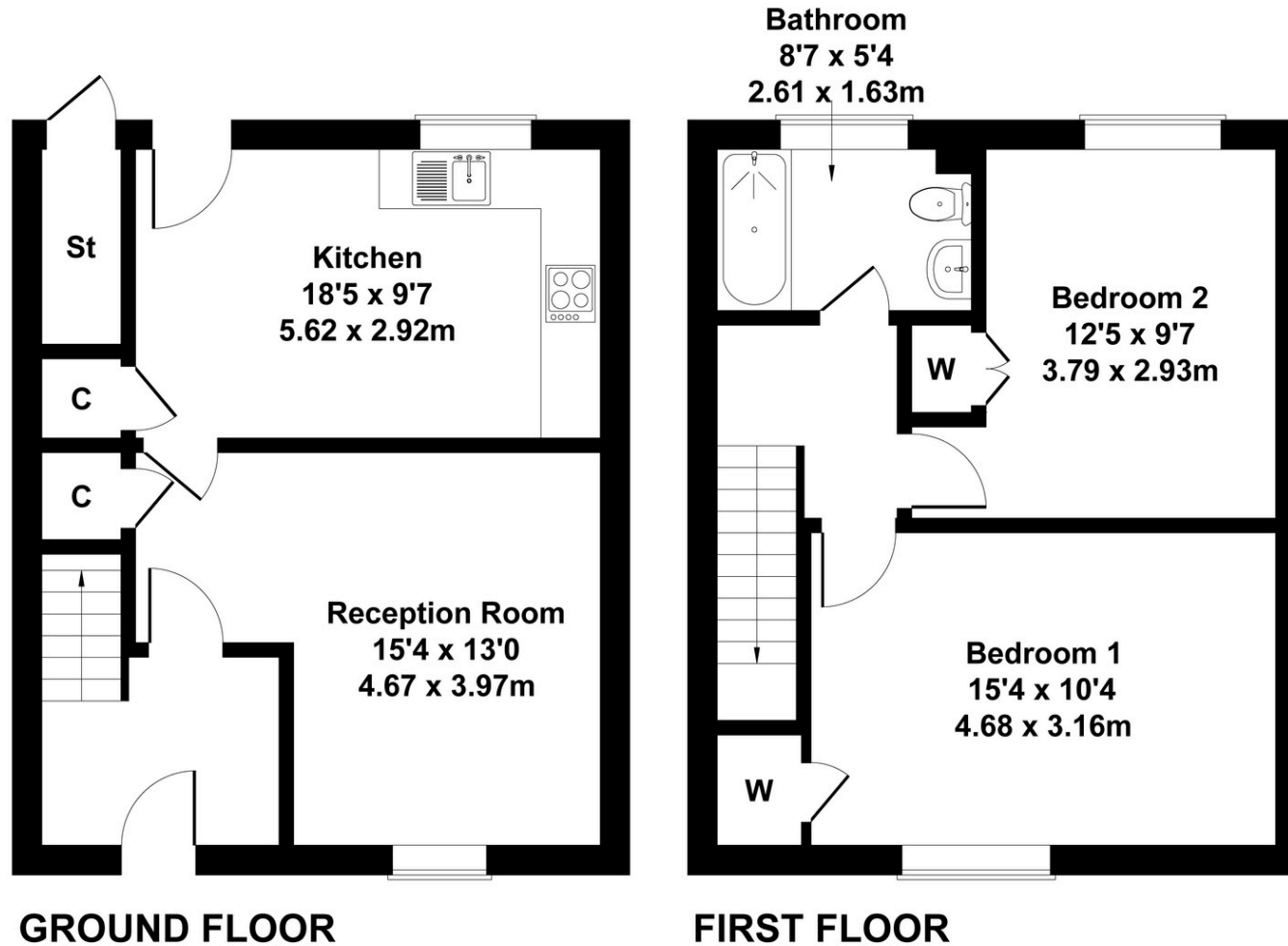
Situated on Swan Street, Longtown benefits from town centre facilities to include a primary school, doctors surgery, chemist, a variety of independent shops, supermarket, fuel station, hotel/pubs/takeaways and a cash machine. Longtown is situated on the A7, due North of Carlisle and M6 (J44). This is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

Approximate Gross Internal Area  
861 sq ft - 80 sq m



Not to Scale. Produced by The Plan Portal 2024  
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**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:** 32 Swan Street is served by mains water, mains electricity, mains drainage and electric heating.

**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:** 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](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.





Lakeside Townfoot Longtown  
Carlisle CA6 5LY

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

T: 01228 792 299 | E: [office@cdrural.co.uk](mailto:office@cdrural.co.uk)

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