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20 Dukeswood Road, Longtown, Carlisle, CA6 5UJ

Guide Price £135,000

C&D Rural

20 Dukeswood Road, Longtown, Carlisle, CA6 5UJ

- Three bedroom semi-detached house
- Generous sized living room
- Conservatory off living room
- Off road parking
- Good sized rear garden
- Integral outbuildings with Utility, WC and storage

A great opportunity to acquire a three bedroom semi-detached family home with large off road parking area and good sized rear garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



The Accommodation

The front door opens into a spacious hallway with under stairs storage cupboard and doors off to the kitchen and living room. Stairs lead to the first floor. The kitchen comprises of a range of fitted wall and floor units with complementary worksurfaces and stainless steel drainer sink. A door from the kitchen gives access to the outbuildings comprising of a useful utility/laundry room with power sockets, a storage room and WC. There is a back door to the rear garden as well as a door to the front parking area..

The living room is large enough to incorporate a dining table and has a fire surround housing an electric fire. Sliding glazed doors open into the conservatory, which has a door out to the rear garden.

Upstairs, there are three double bedrooms. There is a family bathroom at the end of landing comprising of a bath with electric shower over, WC and wash basin.



Outside

The property benefits from a concrete parking area to the front of the house. The enclosed rear garden enjoys the sun for much of the day and is laid to patio and lawn. There is side access from the rear garden to the front of the property. The main roof of the property was renewed in recent years.

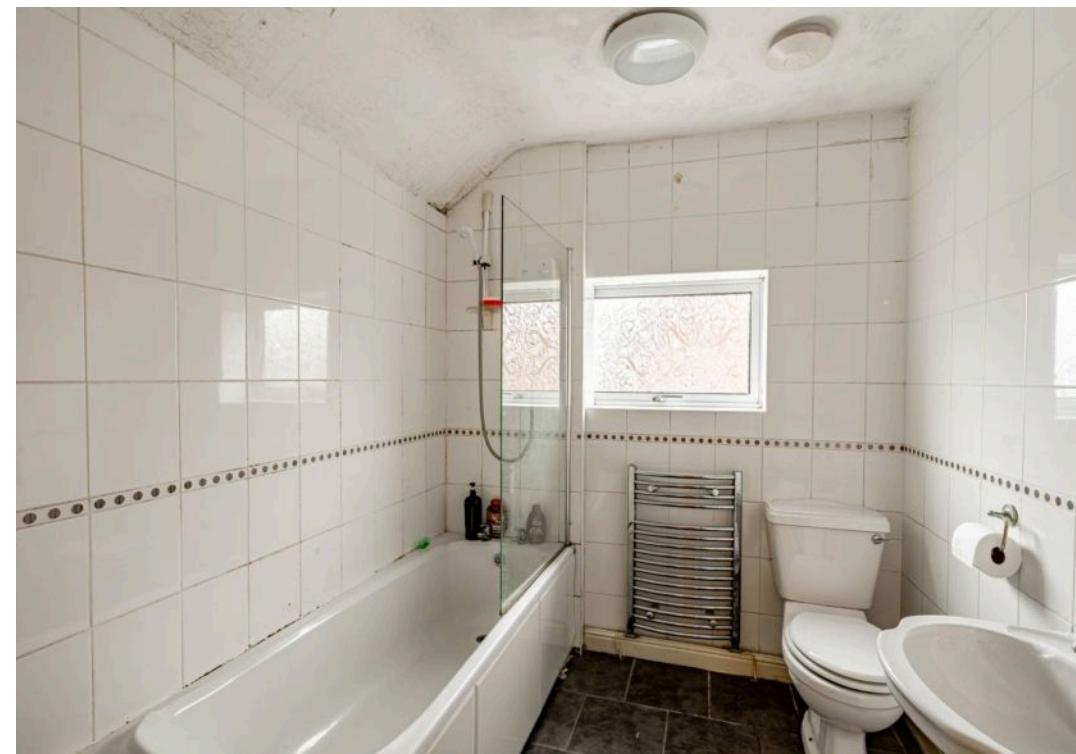
Location Summary

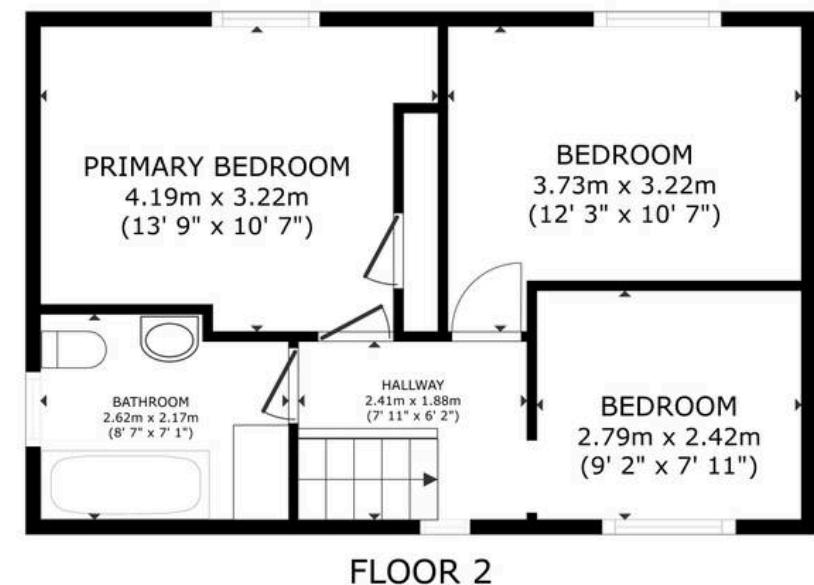
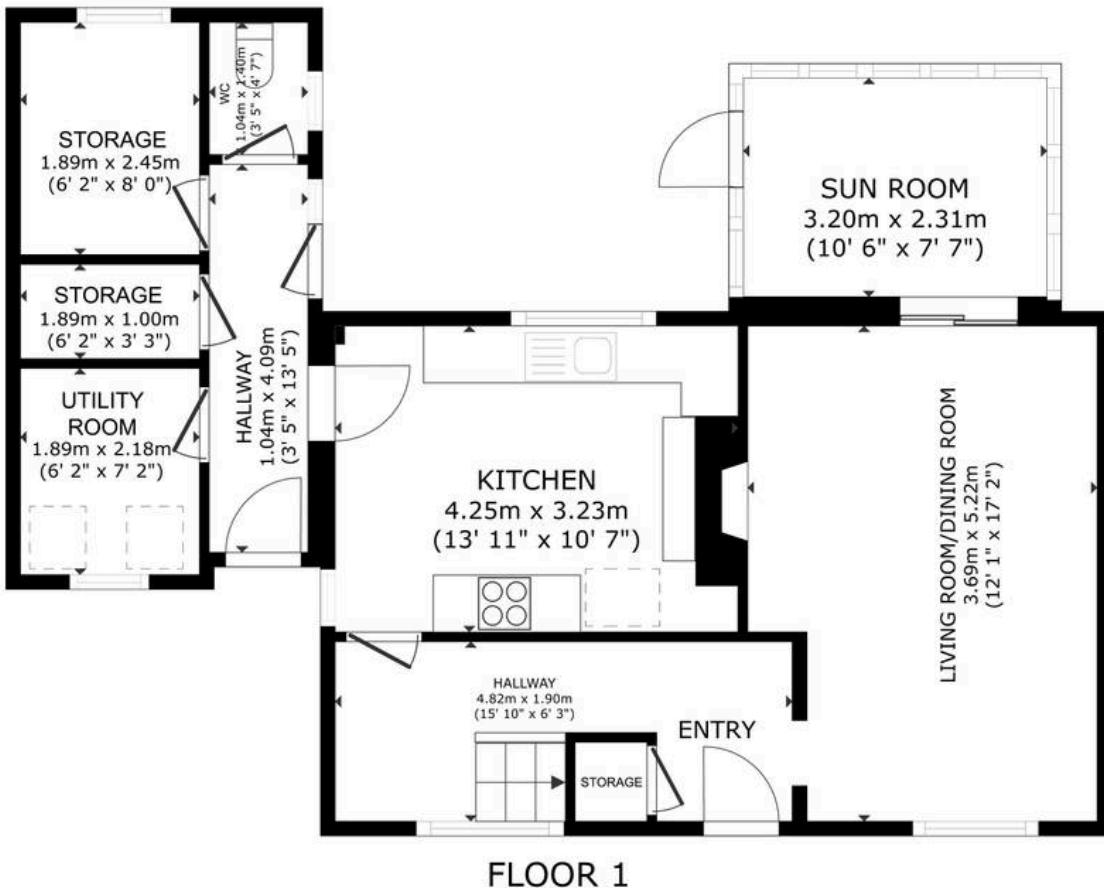
The property is located on the popular Dukeswood Road, close to the centre of Longtown, with a good array of local amenities, including a primary school, doctors' surgery, pharmacy and various shops. Carlisle, around 7 miles away, offers more amenities and employment opportunities. Secondary schools are accessible in the surrounding areas, with bus routes facilitating transportation. Accessibility to Longtown is excellent, with the town conveniently situated near the A7 road, which connects to major cities like Carlisle and Edinburgh. The nearby Carlisle railway station provides further transportation options, connecting Longtown to various destinations across the country.

What3words: ///prices.curiosity.delays









GROSS INTERNAL AREA
 FLOOR 1 68.4 m² (736 sq.ft.) FLOOR 2 41.7 m² (449 sq.ft.)
 TOTAL : 110.1 m² (1,185 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

GENERAL REMARKS & STIPULATIONS

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 fired central heating.

Broadband: We understand that broadband is available at the property and the mobile signal is good.

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 A.

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.

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: Fisher Financial Associates – 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.

C&D Rural

Lakeside Townfoot Longtown
Carlisle CA6 5LY

www.cdrural.co.uk
T: 01228 792 299 | E: office@cdrural.co.uk

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.