

Cumbrian Properties

5 Hawthorn Place, Carlisle



Price Region £165,000

EPC-C

Semi-detached property | Popular location
1 reception | 3 bedrooms | 1 bathroom
Gardens & drive | No onward chain

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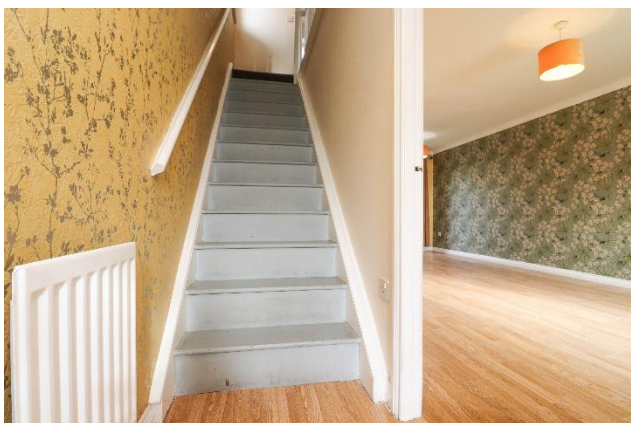
2/ 5 HAWTHORN PLACE, OFF ORTON ROAD, CARLISLE

Situated on a fantastic plot with ample off-street parking, this three bedroom semi-detached property has lawned gardens to the front and rear and off-street parking for three cars. The ground floor has plenty of living space and comprises entrance hall with ground floor cloakroom, a generous dining lounge with French doors leading to the rear garden and a kitchen with space for all appliances. To the first floor there are two double bedrooms, a single bedroom and a three piece bathroom. The lawned rear garden provides a blank canvas for purchasers to put their own stamp on and provides a safe secure space for children or pets. Located in a popular location within close proximity to local shops, schools and the Cumberland Infirmary, with good transport links to the city centre and the Western Bypass, the property will suit multiple buyers and is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry through front door into the entrance hall.

ENTRANCE HALL Doors to the dining lounge, ground floor cloakroom, staircase to the first floor, wood effect flooring and radiator.



ENTRANCE HALL

CLOAKROOM Two piece suite comprising wash hand basin and WC. Radiator, frosted glazed window and tile effect flooring.

DINING LOUNGE (24' max x 11' max) Double glazed French doors leading out to the rear garden, double glazed window to the front, two radiators, built-in understairs storage, wood effect flooring, coving and door to the kitchen.



DINING LOUNGE

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KITCHEN (9' max x 7' max) Fitted kitchen incorporating electric oven and four burner gas hob with extractor hood above, plumbing and space for washing machine, space for full height fridge freezer, stainless steel sink with mixer tap. Tiled splashbacks, wood effect flooring, ceiling spotlights, double glazed window and radiator.



KITCHEN

FIRST FLOOR LANDING Doors to all bedrooms and bathroom, built-in storage cupboard housing the boiler, double glazed window and loft access.

BEDROOM 1 (11'9 max x 7'9 max) Double glazed window to the front and radiator.



BEDROOM 1

BEDROOM 2 (10'4 max x 8' max) Double glazed window to the rear and radiator.



BEDROOM 2

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BEDROOM 3 (8'6 max x 6' max) Double glazed window to the front and radiator.



BEDROOM 3

BATHROOM (6' x 5') Three piece suite comprising shower over panelled bath, wash hand basin and WC. Partially tiled walls, ceiling spotlights, frosted glazed window, radiator and tile effect flooring.



BATHROOM

OUTSIDE To the front of the property is a lawned garden and tarmac driveway providing off-street parking for three vehicles. To the rear of the property is a secure lawned garden.

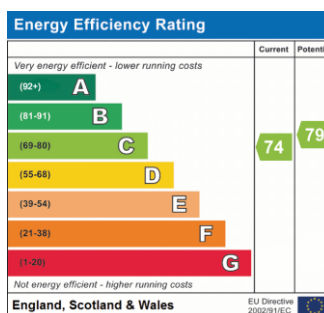


REAR OF THE PROPERTY & GARDEN

5/ 5 HAWTHORN PLACE, OFF ORTON ROAD, CARLISLE

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band B.



NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

ANTI-MONEY LAUNDERING (AML) CHECKS

Estate agents in the UK are legally required to conduct Anti-Money Laundering (AML) checks on buyers, focusing on identifying the buyer and verifying their source of funds. Key requirements include a valid photo ID (passport/driving license), proof of address (utility bill/bank statement), and documented proof of funds (bank statements, mortgage agreement, or proof of gift). To carry out these checks there will be a **charge of £36 inc. vat per person** that will need to be paid for by Debit Card before a property can be marked Sold and Instructions sent to Solicitors.