



C & D Property Services

Land and Estate Agents, Valuers and Surveyors

Part of Cumberland & Dumfriesshire Farmers' Mart PLC

M6/ Carlisle 7 miles, Gretna 4 miles, Brampton 11 miles, Langholm 11 miles
(All distances approximate)

8 Esk Street, Longtown Nr. Carlisle, Cumbria



A two bedroom mid terraced house with an excellent range of outbuildings which subject to planning consent have potential for some conversion or alternative use or as workshops, play room, games room etc. 8 Esk Street is conveniently situated in the town centre Conservation Area with ample parking available and easy access to all local shops and facilities. Longtown is also ideally located for access to the M6, the A74(M), Gretna and to the City of Carlisle where there are mainline trains are available.

This property has oil fired central heating, PVC double glazing and accommodation briefly comprising on the ground floor, living room with cast iron stove, kitchen with fitted units and on the first floor two good sized bedrooms and the bathroom. To the outside there is a vehicular arch through the terrace providing a dry covered area leading to a useful yard and a range of two storey and single storey outbuildings including kennel/former stable, garage, two stores and two loft rooms.

GUIDE PRICE: £89,500



17/19 High Street • Longtown • Carlisle • Cumbria • CA6 5UA

Tel: (01228) 792299 - Fax: (01228) 792284

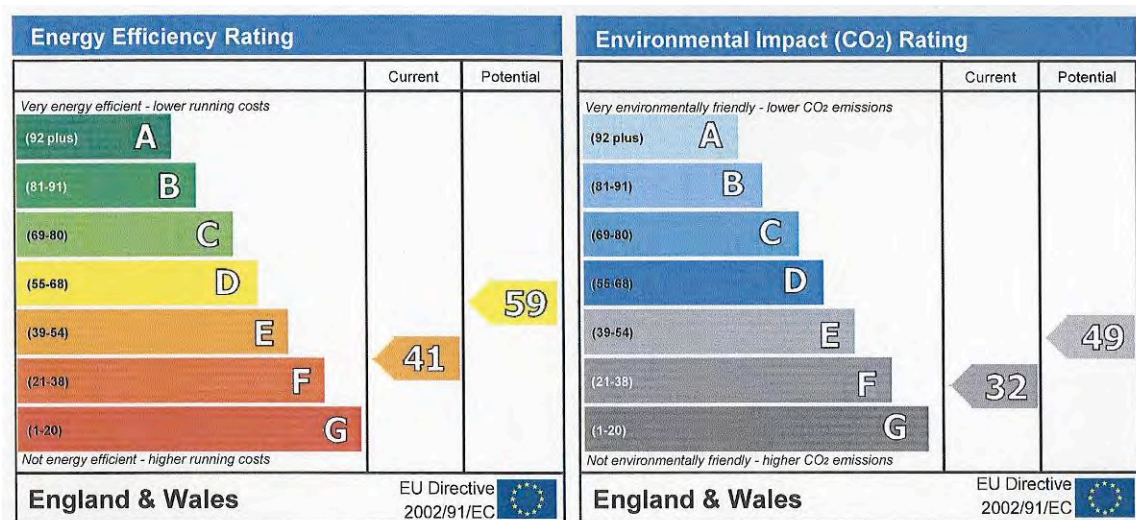
website: www.cdproperty.co.uk - email: office@cdproperty.co.uk

LOCATION	Longtown is situated on the A7, due north of the City of Carlisle and Junction 44 of the M6. This is an ideal location for access to the local road network to include the A74(M) and the M6, together with the A75 from Gretna westward into Dumfries & Galloway and for the A69 to the northeast at Brampton. On entering Longtown on the A7 from Carlisle, Esk Street is the second left turning, immediately after the Cumberland Building Society. The position of the property is shown on the Location Plan.
SERVICES	The property has mains water, electricity and sewerage with an oil fired central heating system to radiators throughout the principal accommodation. PVC double glazing has been installed throughout to include front and rear doors.
COUNCIL TAX	The property is in Council Tax Band A and the Local Authority is Carlisle City Council, Civic Centre, Carlisle CA3 8QG. Tel No: (01228) 817000.
POSSESSION	Vacant possession of the property will be given upon completion of the sale which will be by agreement.
POST CODE	CA6 5PU
VIEWING	Strictly by appointment only with the sole selling agents on (01228) 792299.
ADDITIONAL ITEMS	All fitted carpets are included within the sale price.
SOLICITORS	TBC
OFFERS	Offers for the property should be submitted in Scottish Legal Form to C & D Property Services, 17/19 High Street, Longtown, Carlisle CA6 5UA. Those parties wishing to be informed of a closing date for offers, should notify the selling agents of their interest, as soon as possible, to ensure they are contacted. The Vendor and selling agents, however, reserve the right to sell privately and without imposing a closing date and do not bind themselves to accept the highest or any offer. The property is sold subject to and with the benefit of all reservations, easements, rights of way and other matters, whether public or private and whether constituted in the title deeds or not.

ACCOMMODATION	The accommodation briefly comprises:- The PVC front door gives access direct to:-
Living Room	11'7"max x 14'6" (3.54m x 4.43m) having a multi fuel cast iron stove recessed into the fireplace with a timber surround, an electricity meter box providing a television shelf and a radiator.
Kitchen	10'5"max x 7'8"max (3.18m max x 2.34m max) having fitted wall and base kitchen units, a single drainer stainless steel sink with mixer tap, electric cooker point, the oil fired boiler and a PVC back door leading to the archway.
<u>First Floor</u>	A staircase from the kitchen leads to a first floor landing with radiator and loft access hatch and to:-
Bedroom	11'7" x 14'6" (3.55m x 4.42m) with radiator and a built-in wardrobe with curtain front plus storage cupboards over.
Bedroom	16'3" x 8'3" (4.97m x 2.52m) with radiator.
Bathroom	8'9"max x 8'1"max (2.69max x 2.48max) having a combed ceiling, timber double glazed skylight and a three piece white bathroom suite comprising a panelled bath, pedestal wash hand basin and w.c. There is an electric shower over the bath and plumbing for a washing machine.
<u>Outside</u>	To the front the property opens up onto the pavement where there are ample bays available for parking. Gates lead to a vehicular arch through the terrace which is owned by the property with first floor accommodation lying over. This archway provides a useful dry area for storage and other purposes, with a sandstone slab floor and measuring approximately 27'10" x 7'10" (8.5m x 2.4m). To the rear there is a good sized yard and an excellent range of buildings which are mostly two storey and including with approximate internal measurements:-
Open Fronted Shed	7'7" x 7' 7" (2.23m x 2.33m) with water tap
Store	11'1" x 9'4" (3.38m x 2.86m) housing the oil tank and having electric light and sockets and ladder steps to :-
Loft	11'1" x 9'4" (3.38m x 2.86m) with electric light and sockets and lying over the above store.
Garage	11'11" x 11'4" (3.65m x 3.47m) with electric light and sockets.
Kennel/Outbuilding	11'3" x 11'10" (3.43m x 3.63m) being a former stable
Loft Room	11'5" x 21'11" (3.5m x 6.7m) having external steps from the yard to a useful first floor space with potential for numerous uses.

Home Information Pack

A Home Information Pack for this property can be provided by email on request. A summary of the Energy Performance Certificate is set out below and full details are included in the HIP.



Details prepared 1st March 2010 Ref: NPH

Important Notice

C & D Property Services for themselves and for the Vendors/Lessors of this property, give you notice that:-

1. The mention of any appliances and or services within these particulars does not imply that they are in full and efficient working order.
2. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
3. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given having taken all reasonable steps to avoid committing an offence under the Property Misdescriptions Act 1991. Nonetheless, such statements do not constitute any warranty or representation by the Vendor and are accurate only to the best of the present information and belief of the Vendor.
4. No person in the employment of C & D Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property nor is any such representation or warranty given whether by C & D Property Services or the Vendors/Lessors of this property.