



# C & D Property Services

Land and Estate Agents, Valuers and Surveyors

Part of Cumberland & Dumfriesshire Farmers' Mart PLC

Carlisle 8 miles, Gretna/Motorway 3 miles, Longtown 1½ miles, Annan 11 miles  
*(All distances approximate)*

## 26 Greenmill Road, Gaitlebridge, Nr. Longtown, Carlisle, Cumbria



**A pleasant three bedroom end link house, situated on a small estate in a rural area between Longtown and Gretna and readily accessible to local facilities in both towns. In addition there is the popular retail park at Gretna and good access to the A74(M) and the M6 Motorway to the City of Carlisle.**

The accommodation has PVC double glazing, LPG central heating and briefly comprises front sun porch, entrance hall, living room/dining room and kitchen/breakfast room. On the first floor there are three bedrooms and a bathroom. To the rear a useful covered porch, outbuilding and outside W.C. In addition a low maintenance rear garden and off-street parking to the side. An excellent and affordable family home a well worth inspection.

**GUIDE PRICE: £92,000**



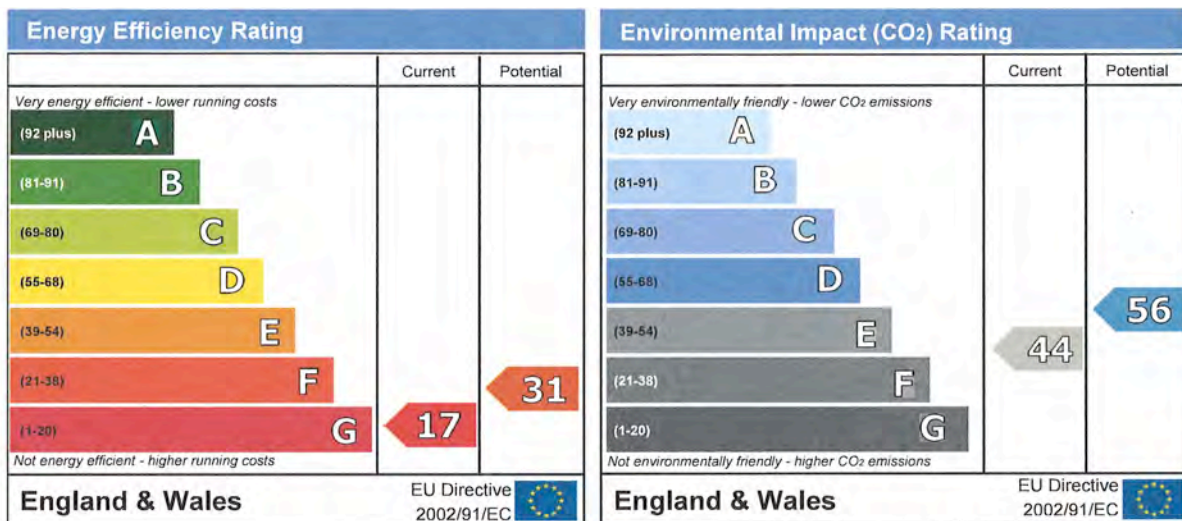
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<b>LOCATION</b>	Greenmill Road is a small residential estate situated in a rural area off the A6071, between the towns of Gretna and Longtown. Gretna and Longtown have a good range of local facilities available to include an excellent retail park at Gretna. A full range of amenities and services are available in the nearby City of Carlisle which is readily accessible via the M6 from Gretna. This is an excellent location for access to the local road network with the A7 north available nearby at Longtown and at Gretna there is access to the A75 to Dumfries and Stranraer, to the A74(M) north into Scotland and to the M6 southwards.
<b>DIRECTIONS</b>	From the M6 at Gretna take the A6071 east towards Longtown. Greenmill Road is the second turning on the right. On entering Greenmill take the first turning right and the property will be seen on your left.
<b>SERVICES</b>	The property has mains electricity. Water and sewerage services are provided via Annington Housing Association for which further details are available on viewing. There is an LPG central heating system providing heating and hot water via a gas fire with back boiler in the living room and the windows are PVC double glazed. There is a service charge for the maintenance of the amenity grass areas around the estate which was £156.99 in 2009. More details are available on viewing.
<b>COUNCIL TAX</b>	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.
<b>POSSESSION</b>	Vacant possession of the property will be given upon completion of the sale which will be by agreement.
<b>POSTAL ADDRESS</b>	26 Greenmill Road, Longtown, Carlisle, CA6 5LT.
<b>VIEWING</b>	Strictly by appointment only with the sole selling agents on (01228) 792299.
<b>ADDITIONAL ITEMS</b>	All fitted carpets, curtains and part used LPG cylinders are included within the sale price.
<b>SOLICITORS</b>	Bell Park Kerridge, Clifford Court, Cooper Way, Parkhouse Business Park, Carlisle, CA3 0JG. Tel: (01228) 888999.
<b>ACCOMMODATION</b>	The accommodation briefly comprises:-
<b>Front Porch</b>	7'2" x 3'10" (2.12m x 1.19m) with PVC double glazed door and leading to the <b>entrance hall</b> with laminate floor, telephone point, coat hooks, radiator and staircase to the first floor.
<b>Living/Dining Room</b>	21'5" max x 12'2" max (6.53m max x 3.72m max) having a gas fire with back boiler and radiator.
<b>Kitchen/Breakfast Room</b>	10'6" max x 11'6" max (3.21m max x 3.52m max) with fitted wall and base kitchen units to include a stainless steel single drainer sink, plumbing for a washing machine, electric cooker point, small storage cupboard, radiator and the PVC double glazed back door.

<b>FIRST FLOOR</b>	The staircase leads to a first floor landing with loft access hatch, airing cupboard and providing access to:-
<b>Bedroom</b>	10'9" x 12'2" (3.29m x 3.71m) with two built-in wardrobes and a radiator.
<b>Bedroom</b>	8'3" x 13'4" (2.52m x 4.08m) having a built-in wardrobe, view over the green to the rear and radiator.
<b>Bedroom</b>	7'8" max x 9'6" max (2.36m max x 2.90m max) with storage cupboard and radiator.
<b>Bathroom</b>	8'4" x 5'3" (2.54m x 1.61m) having a white three piece bathroom suite comprising a panelled bath, pedestal wash hand basin and W.C. There is an electric shower unit over the bath with glass screen.
<b>OUTSIDE</b>	To the front, a small open lawn area with pavement over and a small forecourt garden area. To the side a useful off-street parking area with fence leading to a good sized rear garden area with low maintenance stone surface and drainage. In addition there is a parking lay-by opposite.  To the rear of the house:-
<b>Open Porch</b>	6'3" x 13'5" approx (1.92m x 4.10m)
<b>Outhouse</b>	5'6" x 8'5" (1.68m x 2.58m) with electric socket.
<b>Outside W.C.</b>	
<b>Home Information Pack</b>	A copy of the Home Information Pack for this property can be inspected at the selling agent's office or by email on request. An extract from the Energy Performance Certificate graphs is shown below.



Details prepared 19<sup>th</sup> March 2010 Ref: NPH

**Important Notice**

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

- The mention of any appliances and or services within these particulars does not imply that they are in full and efficient working order.
- 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.
- 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.
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