



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)

18 Liddel Road, Longtown, Carlisle, Cumbria



A four bedroom semi detached house in a popular residential location on the outskirts of Longtown yet convenient for all town amenities. Longtown is also ideally situated for access to the motorway and the City of Carlisle where most required facilities are available.

The accommodation has oil fired central heating, PVC double glazing and spacious rooms including; living room, kitchen/dining room, utility and separate w.c. on the ground floor and on the first floor four bedrooms and a bathroom. To the outside there is off street parking and a good sized family garden with room to extend subject to planning consent.

GUIDE PRICE: £119,500



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

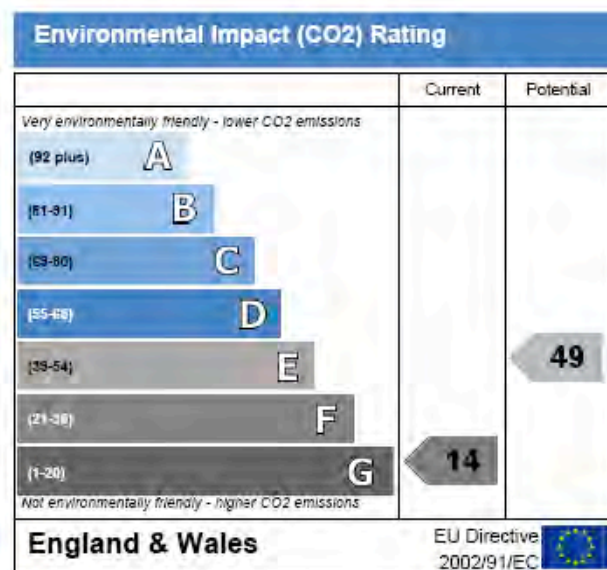
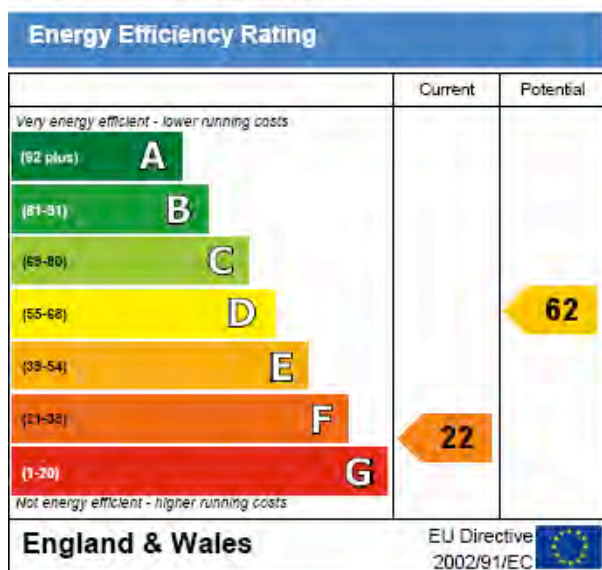
Tel: (01228) 792299 - Fax: (01228) 792284

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. Longtown has a good range of local facilities to include shops, doctors surgery and a primary school. Directions on entering Longtown on the A7 from Carlisle, take the right turning by the Graham Arms Hotel into Swan Street. Follow this road out of town and take a left turning in to Stackbraes Road. Follow this road to the "T" junction with Liddel Road where the property will be seen opposite as for the Location Plans.
SERVICES	The property has mains water, electricity and sewerage with an oil fired central heating system and PVC double glazed windows to include front and rear doors.
COUNCIL TAX	The property is in Council Tax Band B 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 5UP.
VIEWING	Strictly by appointment only with the sole selling agents on (01228) 792299.
ADDITIONAL ITEMS	All fitted carpets and curtains are included within the sale price.
SOLICITORS	To be confirmed
ACCOMMODATION	The accommodation briefly comprises:- A PVC double glazed front door leads to an entrance hall with a radiator, understair storage cupboard and the staircase to the first floor. Off the hall:-
Living Room	13'3" x 14' (4.06m x 4.28m) having an open fire, radiator, dado rail and ceiling coving.
Kitchen/Dining Room	17'5" x 10'2" (5.31m x 3.1m) with a range of fitted wall and base kitchen units, a coloured single drainer sink with mixer tap, built-in oven, four ring ceramic hob, radiator and room for a dining table and chairs.
Rear Vestibule	Leading to :- Separate w.c. with radiator.
Utility	12'10 x 8'8" (3.92m x 2.65m) having work surface, plumbing for a washing machine, radiator, boiler cupboard and providing useful storage.
<u>FIRST FLOOR</u>	The staircase from the entrance hall leads to a first floor landing with radiator and loft access hatch. Off the landing:-

- Bedroom** 9'4" x 11'11" (2.85m x 3.64m) with radiator and views to the both the front and the rear.
- Bathroom** 6'7" x 5'6" (2.02m x 1.68m) having a three piece bathroom suite comprising a panelled bath, pedestal wash hand basin and w.c. The room is part tiled with a radiator and electric shower unit and screen over the bath.
- Bedroom** 13'11" x 8'11" (4.26m x 2.74m) with radiator, shelved cupboard and view to the rear garden.
- Bedroom** 13'3" x 11'10"max (4.05m x 3.63m. max) with radiator and built-in shelved cupboard.
- Bedroom** 10'10" x 10'max (3.31m x 3.07 max) having a radiator and built-in bulkhead storage cupboard.
- OUTSIDE To the front is a lawned garden with concrete drive and parking area. There is pedestrian access available to the side leading to a good sized rear garden which is part paved and part lawn with a timber garden shed.
- EPC** A copy of the Energy Performance Certificate is available for inspection at the selling agents office or can be forwarded by email on request. An extract is detailed below.

Address: 18, Liddel Road, Longtown, CARLISLE, CA6 5UP
 RRN: 8610-6523-7580-7752-9906



Details prepared 19th July 2010 Ref: NPH

Important Notice

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