



6 Arthuret Drive, Longtown, CA6 5SG

Guide Price £180,000

C&D Rural

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- Three bedroom detached bungalow
- Spacious living/dining room
- Conservatory
- Driveway and single garage
- Large garden with greenhouse and summerhouse
- Front garden
- Within walking distance of high street and bus stop
- Nice location within Longtown
- Would benefit from some modernisation

Three bedroom detached bungalow situated in a pleasant estate with off-street parking, single garage and large garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

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Holly Trees is a spacious three bedroom bungalow tucked away in the corner of a pleasant estate on the edge of Longtown. The property does require some cosmetic upgrading but benefits from a driveway, single garage and large gardens with huge potential. Located in a desirable area, it offers comfortable family living with easy access to local amenities and transport links.

The Accommodation

Perfect for buyers looking for accessible accommodation, the front door leads to the central hallway with doors providing access to the all rooms. There is a spacious living/dining room with an electric fire set within a stone fireplace and sliding doors leading into the conservatory. Patio doors open from the conservatory to the brick paved patio at the rear of the property. The kitchen is generous in size with a range of wall and floor cabinets, complimentary splashback tiles and includes integrated fittings such as a electric oven and hob, 1.5 bowl drainer sink and fridge/freezer.

There are two double bedrooms, one with fitted wardrobes and a larger single bedroom which also features fitted wardrobes but these could be removed. The bathroom appears to have been upgraded in recent years and features a bath with electric shower over, hand wash basin with vanity unit and WC. There is an airing cupboard where the hot water tank is located. A loft hatch from the hallway provides access to the fully boarded roof space.

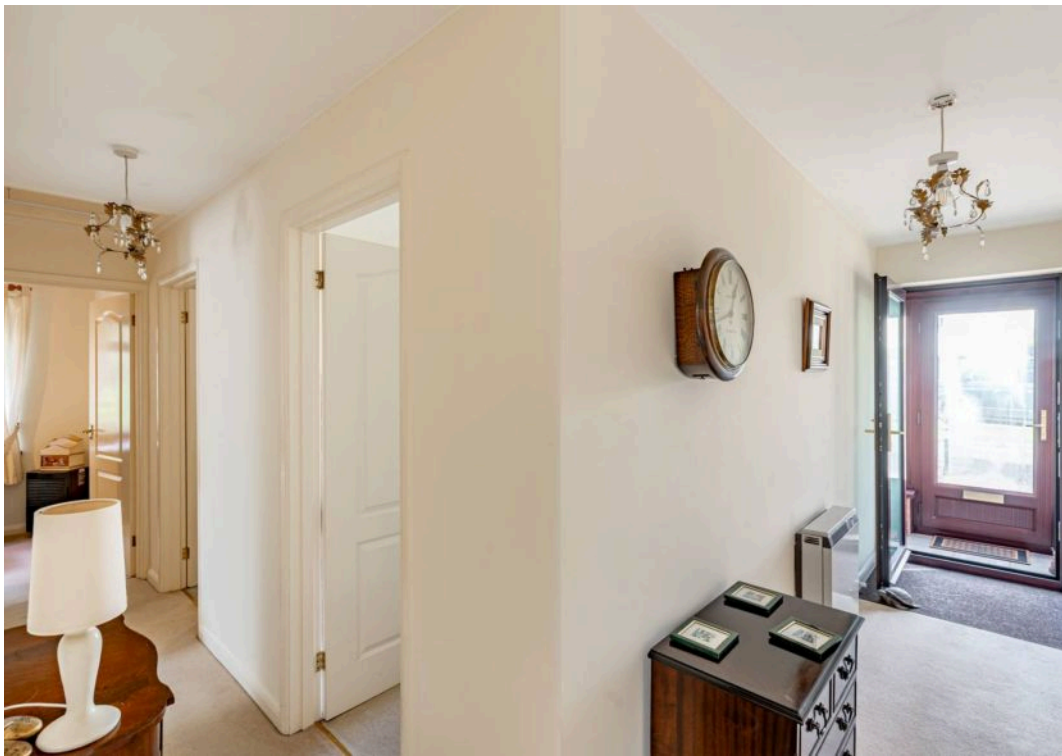


Externally there is parking available for several vehicles and an attached single garage with an up and over door. The garage next to it belongs to the neighbour. There is also access to the garage from the rear of the property which includes a utility area with plumbing and power. At the front of the property there are two lawns separated by a paved path which leads to the front door. The gardens at the rear are private, with a variety of mature trees and shrubbery and also featuring a man-made pond, greenhouse and summerhouse.

Location Summary

The property is located on Arthuret Drive, 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.

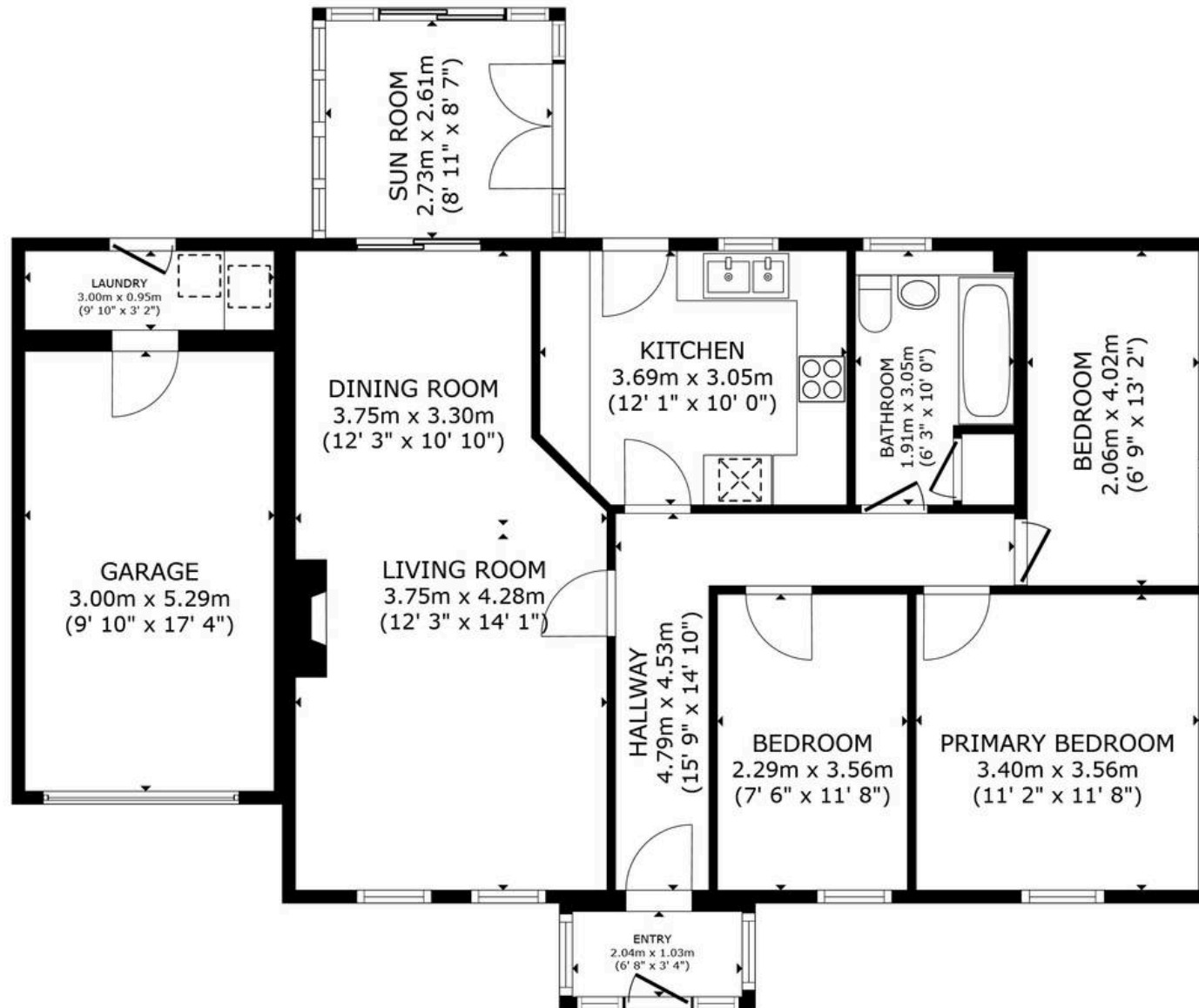












FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 98.8 m² (1,063 sq.ft.)
 EXCLUDED AREAS : GARAGE 15.8 m² (171 sq.ft.)
 TOTAL : 98.8 m² (1,063 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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 electric storage 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 C.

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 and Instagram on [@cdrural](https://instagram.com/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



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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.