



3 Sycamore Drive, Longtown, CA6 5NZ

Guide Price £155,000

CDRural

3 Sycamore Drive, Longtown, CA6 5NZ

- Three bedroom semi-detached house
- Spacious modern kitchen with dining area and double doors to patio
- Integrated electric oven and hob
- Bright and spacious living room with electric fire
- Master bedroom with en-suite
- Driveway for two vehicles
- Private rear garden
- Ideal for first time buyers
- Peaceful cul-de-sac location

Three bedroom semi-detached property with private garden and off-street parking, situated in a pleasant cul-de-sac in Longtown.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



3 Sycamore Drive is a delightful three bedroom semi-detached family home situated in a peaceful location close to the centre of Longtown. The property is in turn-key condition and presents an excellent opportunity for buyers looking to step onto the property ladder for the first time.

The Accommodation

The front door opens into a spacious entrance hallway with door leading into the living room and stairs to the first floor. There is a useful cloakroom/WC complete with hand wash basin and towel rail. The living room is bright and spacious, featuring a wall mounted electric fire, laminate flooring and door through to the kitchen. The kitchen comprises of modern wall and floor units incorporating an electric oven and hob, portable fridge/freezer, stainless steel sink and space for a small dining table. There is also an excellent storage cupboard built-in under the stairs. Double French doors open onto the rear paved patio.

On the first floor you will find three bedrooms. Two bedrooms are good sized doubles and the third a smaller box room (perfect for children or use as an office). The master bedroom benefits from a private en-suite complete with shower cubicle, WC and sink. The en-suite is decocted to the same taste as the family bathroom. The family bathroom is larger and features a bath with shower hose, WC and pedestal sink.

Externally there is a small section of lawn at the front and paved path leading to the front door. At the side of the property there is a block paved driveway with ample parking for two vehicles. There is a gate leading to the rear garden which is mostly laid with grass. The garden is bordered with 6ft fencing and there is a timber garden shed.



Location Summary

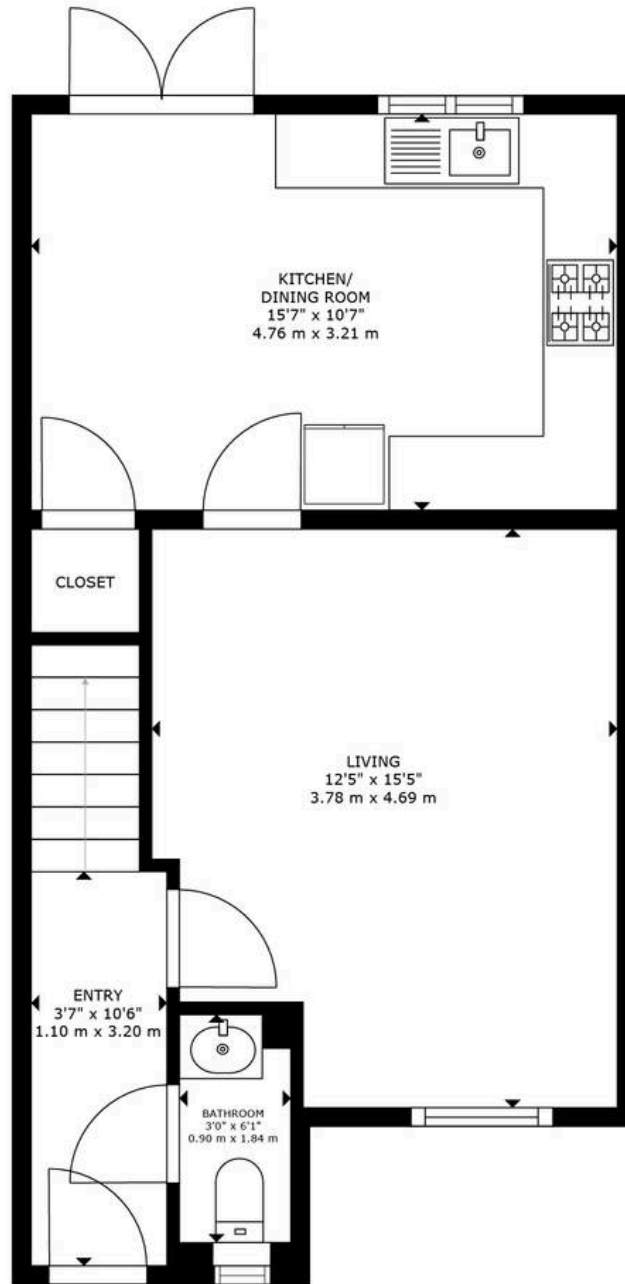
The property is located on Sycamore Drive, close to the centre of Longtown, with a good array of local amenities, including a primary school, doctors' surgery, pharmacy and various shops. Carlisle, around 7 miles away, offers more amenities and employment opportunities. Secondary schools are accessible 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.







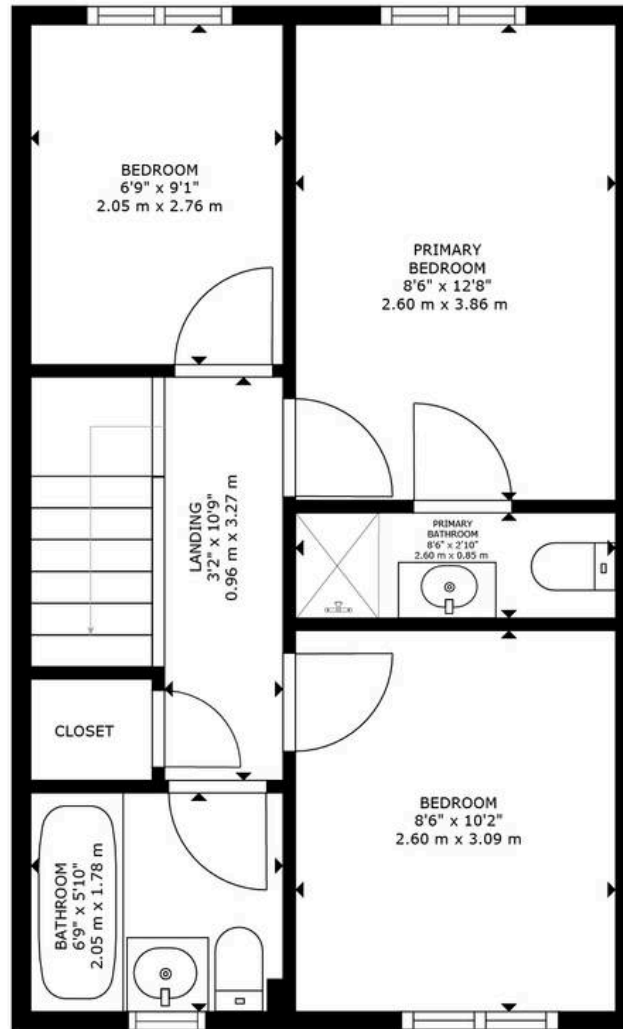




FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 442 sq. ft, 41 m², FLOOR 2: 409 sq. ft, 38 m²
 TOTAL: 851 sq. ft, 79 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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GENERAL REMARKS & STIPULATIONS

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.

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: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

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.