



10 Ward Street, Longtown, CA6 5NP

Guide Price £170,000

C&D Rural

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- Spacious and versatile semi-detached house
- Two reception rooms with original fireplaces
- Open-plan kitchen/diner with modern fixtures and fittings
- Two double bedrooms with fitted wardrobes
- Downstairs toilet
- Garage/workshop with inspection pit and electric doors
- Oil central heating
- 2.5kw solar panels
- Private rear yard

Spacious two/three bedroom semi-detached house with oil central heating, rear yard and garage/workshop.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

C&D Rural



10 Ward Street is a well-presented two/three bedroom semi-detached house situated in a quiet area of Longtown. The property features a modern kitchen/diner, private garden to the rear, adjoining garage/workshop with electric doors and inspection pit and roof solar panels for added efficiency.

The Accommodation

The front door opens to an entrance hall with stairs to the first floor and doors to each of the reception rooms on the ground floor. The living room, which may also serve as a bedroom, features an electric fire with sandstone cladded fireplace. There is a door which flows through to the kitchen/diner. The family room is larger and features a second fireplace with electric fire. There may be scope to install a woodburning stove if desired. Under the stairs there is a useful storage cupboard and second door which gives access to the kitchen area.

The kitchen was installed in 2018 along with the majority of the windows. The kitchen is now fitted with a range of modern floor and wall units, with herringbone style LVT flooring throughout and white tile splashback. There are more units situated in the dining area which serves as storage and a breakfast bar. The white goods are included in the sale. Off the kitchen there is a downstairs toilet and there is a back door which provides access to the rear yard.

Upstairs there are two good sized double bedrooms, both featuring wall fitted wardrobes. In the centre of the property there is a four piece bathroom with modern fittings and comprising of a bath, shower cubicle with mains fed shower, WC and hand wash basin.

Outside there is parking available at the front of the house. There is also an excellent adjoining garage with electric roller doors with workshop area at the rear. The garage features an inspection pit, shelving throughout and wooden workshop bench. The boiler is located in the garage. The garage can also be accessed from the rear yard. The yard is low maintenance with paving slabs. The oil tank is situated in the rear yard. On the front of the house there are 2.5kw roof panels which are owned and ownership can be transferred.



Location Summary

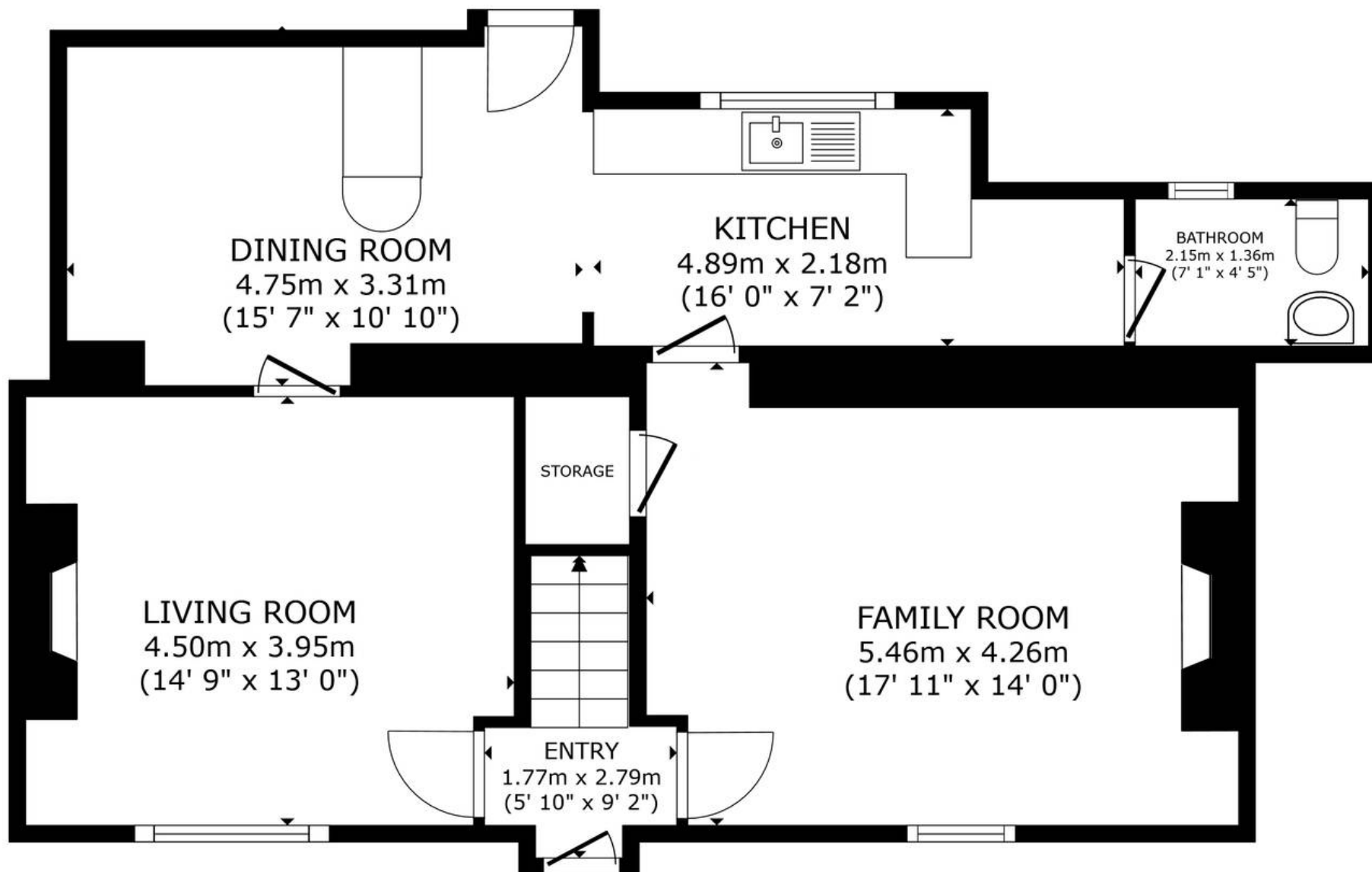
The property is located on Ward Street, close to the centre of Longtown, with a good array of local amenities, including a primary school, doctors' surgery, pharmacy and various shops. Carlisle, around 7 miles away, offers more amenities and employment opportunities. Secondary schools are accessible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





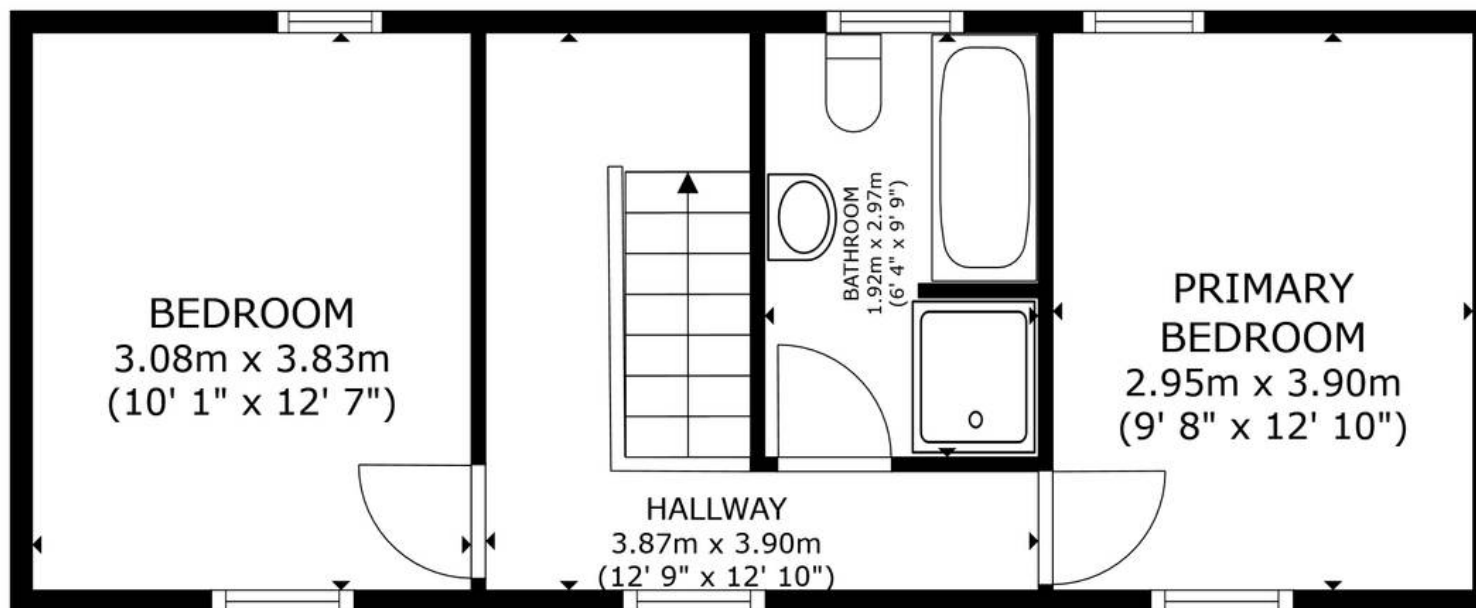






FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 75.4 m² (812 sq.ft.) FLOOR 2 39.4 m² (424 sq.ft.)
 TOTAL : 114.9 m² (1,236 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 75.4 m² (812 sq.ft.) FLOOR 2 39.4 m² (424 sq.ft.)
 TOTAL : 114.9 m² (1,236 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.

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.