



**5 Knowe Park Avenue, Carlisle, CA3 9EJ**

**Offers in the region of  
£189,950**

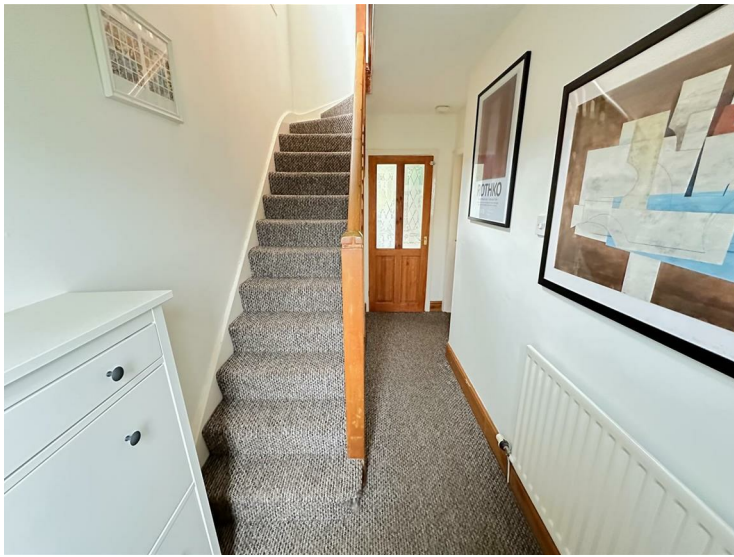
Vicinity Homes are delighted to offer to the market this extended and bay fronted, three bedroom semi detached house situated on a generous sized plot within a sought after residential area to the North of Carlisle City Centre. The property is close to a range of local amenities, regular bus routes, popular Primary & Secondary Schools and has excellent access to the City Centre, Western City Bypass and the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge open to the dining room and a kitchen. To the first floor there are three bedrooms and a bathroom. The property also benefits from double glazing, central heating, block paved on site parking for several vehicles and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers of a family.



### Directions

From Carlisle City Centre proceed North up Stanwix Bank and continue straight ahead along Scotland Road. Turn right onto Lansdowne Crescent and right again onto Knowe Park Avenue. The property is situated on the left hand side and can be identified by our "For Sale" sign.

### Entrance Hallway



Approached by a door to front, incorporating a radiator, under stairs storage cupboard and stairs to the first floor.



### Kitchen 15'2" x 6'2" (4.647m x 1.883m)



Incorporating a range of fitted wall and base units with complementary work surface over, breakfast bar, integrated double oven and integrated hob with cooker hood over. Sink unit with mixer tap, tiled splash areas, plumbing for a washing machine, space for a fridge/freezer, double glazed window to rear, double glazed window to side, door to side, radiator and built in storage cupboard.



[www.vicinityhomes.co.uk](http://www.vicinityhomes.co.uk)

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)



**Lounge 11'10" x 12'0" max (3.607m x 3.683m max)**



Incorporating a double glazed bay window to front, radiator and coving to the ceiling.





**Dining Room 12'1" max x 10'11" max (3.699m max x 3.351m max)**



Incorporating a double glazed bay to rear with two double glazed windows and a door, radiator and coving to the ceiling.





## First Floor Landing



Incorporating a double glazed obscured window to side and loft access.



## Bedroom One 13'1" max x 10'10" (4.008m max x 3.324m)



A double bedroom incorporating a double glazed window to front and a radiator.





**Bedroom Two 11'5" max x 10'6" max (3.480m max x 3.201m max)**



A double bedroom incorporating a double glazed window to rear, radiator and fitted wardrobe/storage.





**Bedroom Three 7'4" x 6'5" (2.260m x 1.968m)**



A small single bedroom incorporating a double glazed window to front, radiator and a small amount of stairs recess.



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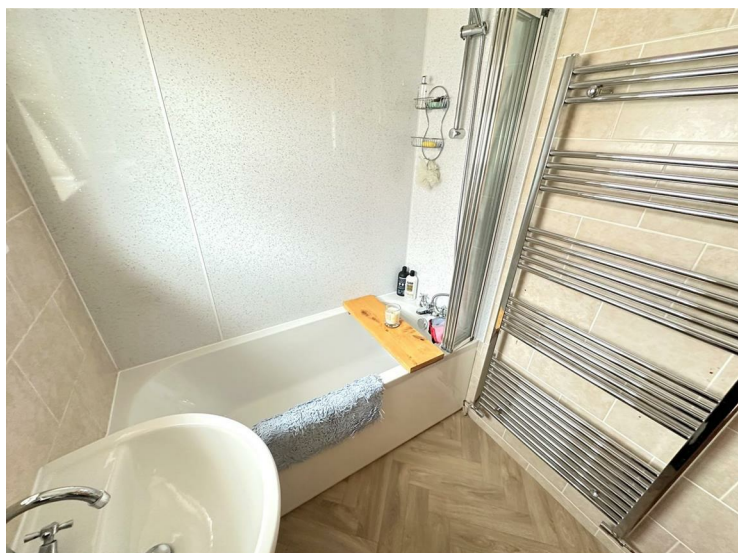
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### Bathroom 5'9" x 5'5" (1.768m x 1.669m)



Incorporating a three piece suite comprising of a bath with shower attachment, pedestal wash hand basin and WC. Double glazed obscured window to side, heated towel rail, tiled splash areas and splash panels.



### Outside`



The property is approached by a lawn area, block paved on site parking with double gates leading to further block paved on site parking to the side of the house. To the rear the property there is a generous sized garden with patio seating area, lawn area and outside tap.



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decision, you should know that we will receive commission from the company worth approximately £50 depending on any business written.

Referral Fees - Vicinity Homes work with preferred conveyancers for a house sale or purchase. You are under no obligation to use their services. Should you choose to use them, Vicinity Homes Estate Agents will receive a referral fee of between £120.00 to £150.00 on completion of a sale or purchase.

**Misrepresentation Act 1967**

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

**Mailing List**

To register your buying information and receive updates on all our available properties, please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk.

**Free, No Obligation Valuation**

We would be pleased to provide you with a free, no obligation valuation for your home. Please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk to arrange an appointment.

**Floor Plan**

Vicinity Homes Estate Agents  
Whilst every attempt has been made to ensure the accuracy of this floor plan, the floor plan is not to scale and should be used for illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		68
		83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Please note, the floor plan is not to scale and should be used for illustrative purposes only.

**EPC Band D**

<https://find-energy-certificate.service.gov.uk/energy-certificate/4734-0924-7300-0457-6296>

**Tenure**

The property is Freehold.

**Council Tax**

The property is in Council Tax Band B.

**Viewings**

Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: sales@vicinityhomes.co.uk.

**Referral Fees**

We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates. It is your decision whether you choose to deal with Fisher Financial Associates. In making that