



55 Lowry Gardens, Carlisle, Cumbria, CA3 0GX

**Offers in the region of
£219,950**

Vicinity Homes are delighted to offer to the market this deceptively spacious, four double bedroom town house situated within the popular Lowry Gardens Development which is located to the North of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, popular Primary & Secondary Schools and has excellent access to the M6 Motorway and the Western City Bypass. The accommodation is split over three floors and briefly comprises of an entrance hallway, shower room, double bedroom and a utility room. To the first floor there is a spacious dining kitchen and a good sized lounge. To the second floor there are three further double bedrooms, master en suite shower room and a family bathroom. The property also benefits from double glazing, central heating, on site parking for approximately two vehicles, integral garage and a garden to rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family!

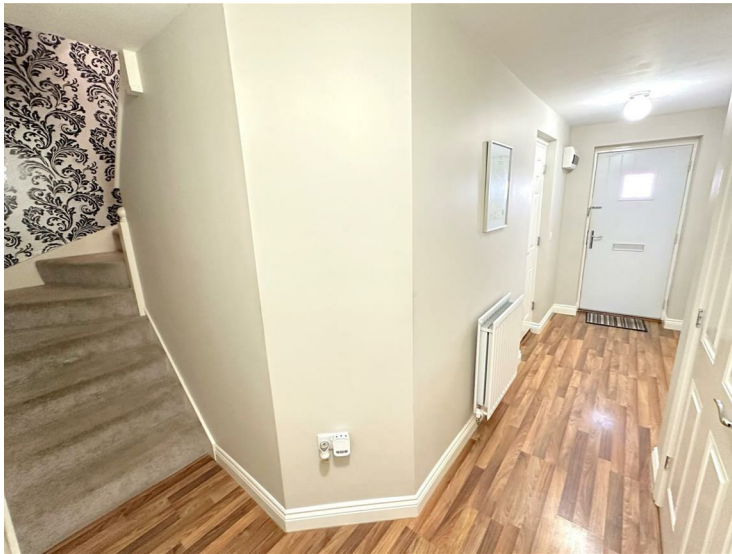
Directions

From Carlisle City Centre proceed North up Stanwix Bank and continue straight ahead at the traffic lights onto Scotland Road. Continue on this road and straight ahead at the traffic lights onto Kingstown Road. Turn left onto Lowry Hill Road and right onto Lowry Gardens. Turn left at the T Junction and follow the road into the development. 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, laminate floor, built in storage, door into the integral garage and stairs to the first floor.



Shower Room 8'11" x 4'6" (2.723m x 1.388m)



Incorporating a modern three piece suite comprising of a shower cubicle, pedestal wash hand basin and WC. Tiled floor, radiator, extractor fan and tiled splash areas.



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Utility Room 7'7" x 6'3" min (2.326m x 1.925m min)



Incorporating a range of fitted base units with complementary work surface over, sink unit, tiled splash areas, plumbing for an automatic washing machine, door to rear, tiled floor, radiator and extractor fan.



Bedroom One 11'3" x 8'0" (3.449m x 2.463m)



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





First Floor Landing



Incorporating stairs to the first floor.

Dining Kitchen 19'4" max x 9'10" max x 8'0" min (5.910m max x 3.004m max x 2.439m min)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Tiled splash areas, 1.5 sink unit with mixer tap, integrated dishwasher and an integrated fridge. Two double glazed windows to rear, two radiators and tiled floor.

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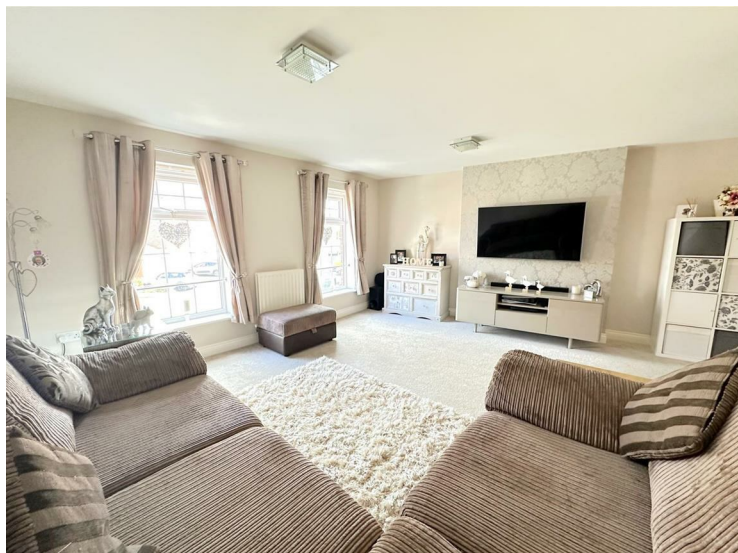
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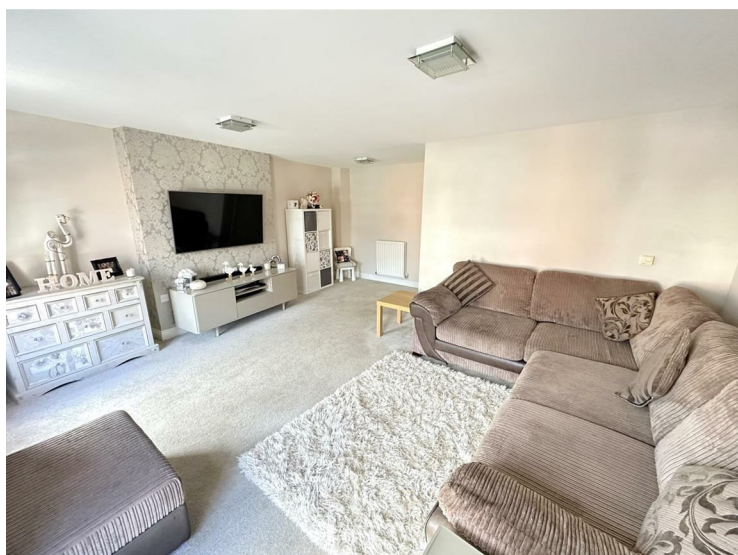
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Lounge 17'8" max x 12'8" min x 15'2" max (5.395m max x 3.865m min x 4.648m max)



Incorporating two double glazed windows to front and two radiators.



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Second Floor Landing



Bedroom Two 13'0" max x 12'9" max x 8'4" min (3.964m max x 3.895m max x 2.560m min)



A double bedroom incorporating two double glazed windows to front, radiator, fitted wardrobe/storage and loft access.

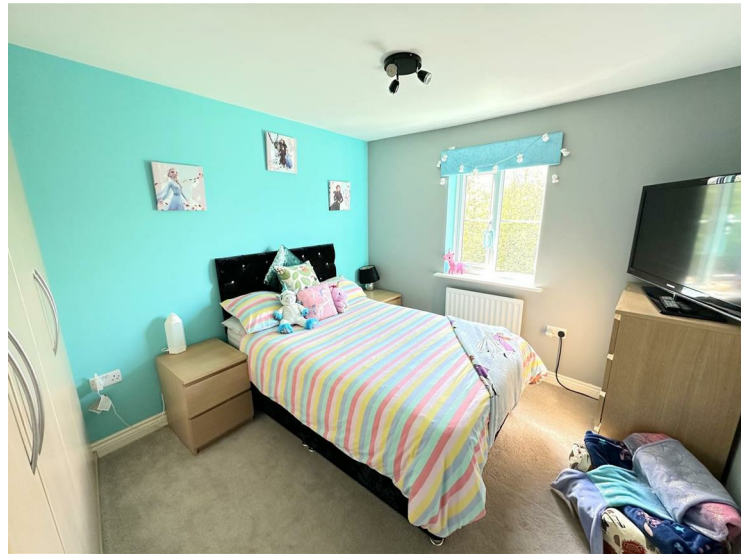


En Suite Shower Room 7'2" x 4'7" (2.192m x 1.404m)



Incorporating a modern three piece suite comprising of a shower cubicle, wash hand basin set to vanity unit and WC. Extractor fan, radiator, tiled floor, tiled splash areas and inset ceiling lights.

Bedroom Three 11'5" x 9'4" (3.480m x 2.870m)



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



Bedroom Four 9'10" x 7'11" (3.022m x 2.434m)



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





Outside`



Bathroom 7'9" x 4'11" (2.376m x 1.521m)



Incorporating a modern three piece suite comprising of a bath with mixer tap and shower attachment, wash hand basin set to vanity unit and WC. Extractor fan, inset ceiling lights, tiled floor, radiator and tiled splash areas.

The property is approached by on site parking for approximately two vehicles leading to the integral garage. To the rear of the property there is a spacious enclosed garden with lawn area, barked play area, shillied area, tap and gated access to side lane and rear.



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Integral Garage 16'8" x 8'4" (5.100m x 2.548m)

Incorporating an electric up and over door, power and lighting.

Floor Plan

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

EPC Band C

<https://find-energy-certificate.service.gov.uk/energy-certificate/2075-3037-0204-3794-2204>

Tenure

The property is Leasehold. There were 155 years on the lease when the property was built in 2006. There are 137 years left on the lease and it runs out in 2161. We have been informed the Ground Rent payable to Simarc Property Management is £370.00 every October.

Council Tax

The property is in Council Tax Band C.

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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	