



1 Pinecroft, Carlisle, CA3 0DB

Offers over £240,000

Vicinity Homes are delighted to offer to the market this modernised and immaculately presented, three bedroom detached bungalow situated on a corner 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 route, popular Primary & Secondary Schools and has excellent access to the City Centre, the M6 Motorway and the Western City Bypass. The accommodation briefly comprises of an entrance vestibule, hallway, lounge with double glazed bay window, modern dining kitchen with a range of integrated appliances, three bedrooms, modern master en suite shower room, modern shower room and a garden room. The property also benefits from double glazing, central heating, alarm system, on site parking, detached single garage with electric door and gardens. Viewing is absolutely essential to fully appreciate the accommodation on offer. The property is offered to the market with no onward chain.

Directions

From Carlisle City Centre proceed North up Stanwix Bank and continue straight ahead onto Scotland Road and onto Kingstown Road. Turn right onto Newfield Drive. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Entrance Vestibule

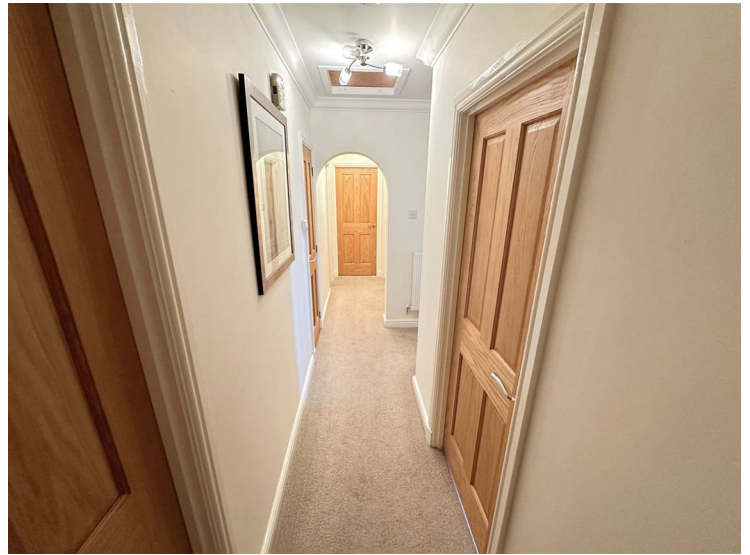
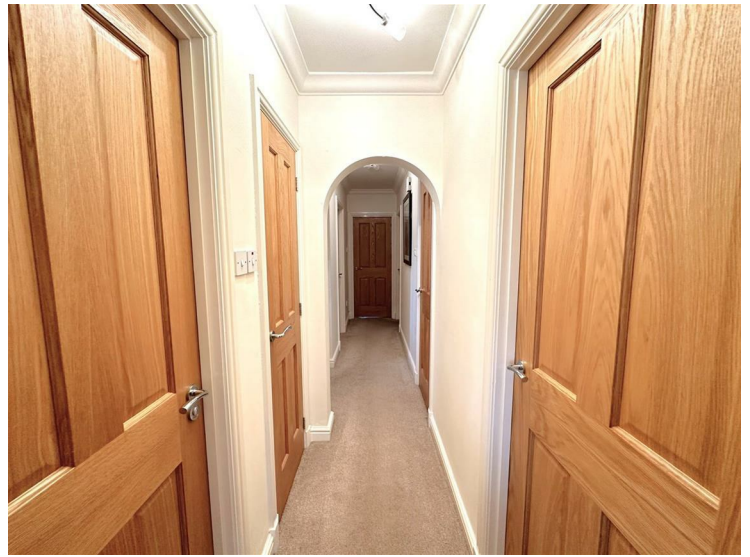


Approached by a door to front, incorporating coving to the ceiling.

Hallway



Incorporating a radiator, loft access, coving to the ceiling and two built in storage cupboards.



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Dining Kitchen 21'3" x 8'2" (6.495m x 2.509m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated double oven and integrated hob with cooker hood over. Integrated fridge, integrated freezer, integrated dishwasher, splash backs and 1.5 sink unit with mixer tap. Integrated washing machine, double glazed window to rear, double glazed window to side, laminate floor and inset ceiling lights.



Lounge 15'3" max x 12'2" max (4.657m max x 3.713m max)



Incorporating a double glazed bay window to side, radiator and a feature fireplace.



Bedroom One 12'2" x 9'8" (3.718m x 2.950m)



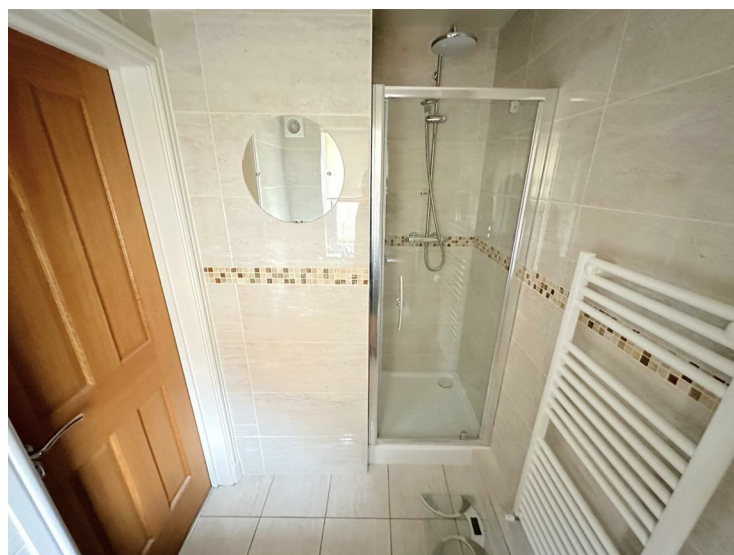
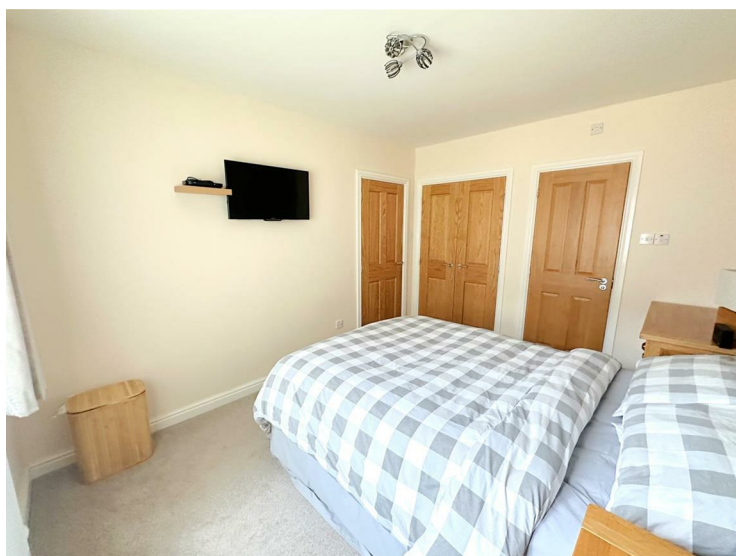
A double bedroom incorporating a double glazed window to side, radiator and fitted wardrobe/storage.



En Suite Shower Room 7'7" max x 4'9" (2.318m max x 1.463m)



Incorporating a modern three piece suite comprising of a shower cubicle with waterfall shower & attachment, pedestal wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, tiling to all walls, tiled floor and extractor fan.



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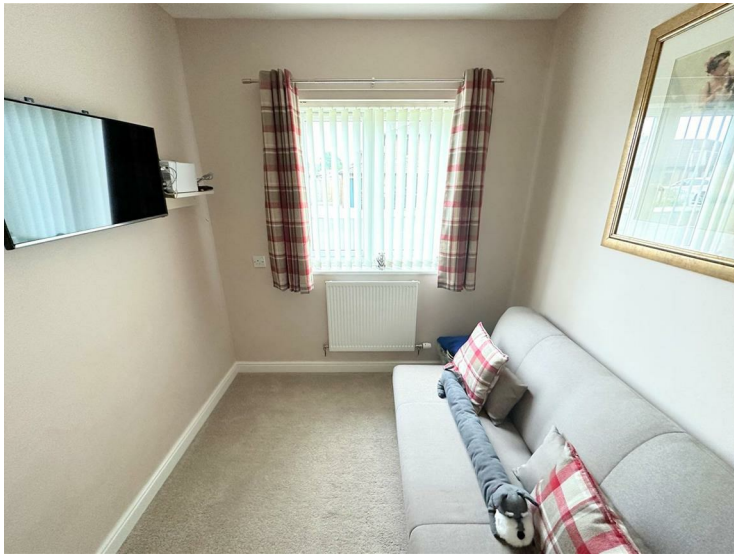


[Bedroom Two 10'9" x 7'9" \(3.296m x 2.373m\)](#)

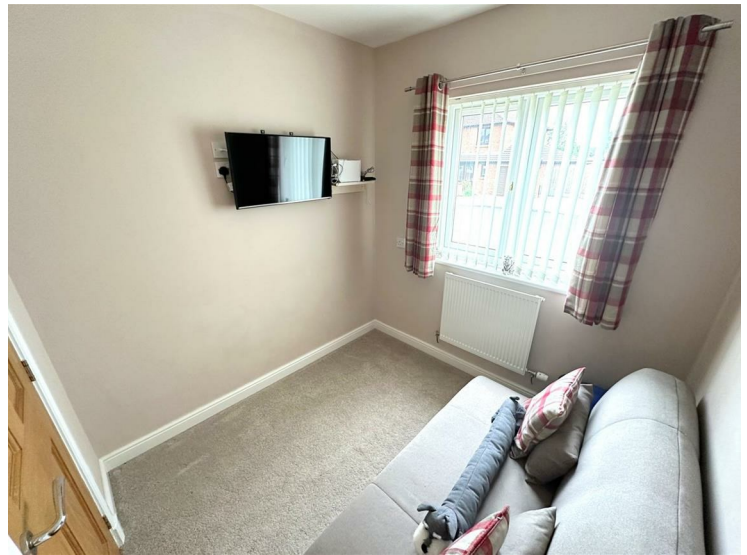


A double bedroom incorporating a double glazed window to side and a radiator. Door leading into the garden room.

Bedroom Three 7'4" x 7'4" (2.247m x 2.254m)



Incorporating a double glazed window to front and a radiator.



Garden Room 8'3" max x 10'0" max (2.522m max x 3.053m max)



Incorporating double glazed french doors to rear, radiator and laminate floor.

Modern Shower Room 7'3" x 6'4" (2.234m x 1.942m)



Incorporating a double shower cubicle with waterfall shower over & shower attachment, pedestal wash hand basin and WC. Double glazed obscured window to front, heated towel rail, tiling to all walls, tiled floor and extractor fan.



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Outside



The property is on a corner plot and is approached by on site parking for one vehicle leading to the detached single garage. The front garden has a lawn area with extends to the side of the bungalow. There is also an outside tap, flower and shrub beds and access round the back of the bungalow leading to the side garden. To the side of the property there is a an enclosed garden with lawn area, shillied borders, garden shed, gated access to the rear of the bungalow and access into the garage.



Detached Single Garage 17'10" x 8'9" (5.444m x 2.673m)

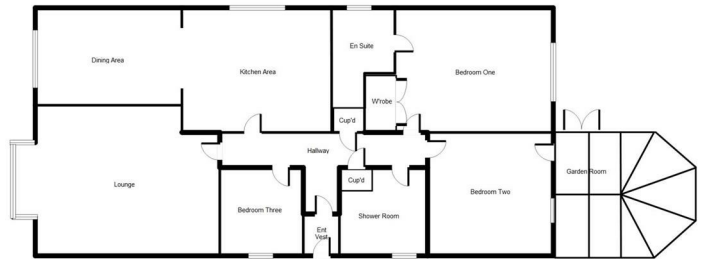


Incorporating an electric roller door, power, lighting and door leading into the side garden.

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.



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EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/8890-5515-6129-5006-2963>

Council Tax

The property is in Council Tax Band D.

Tenure

The property is Freehold.

Viewings

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



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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

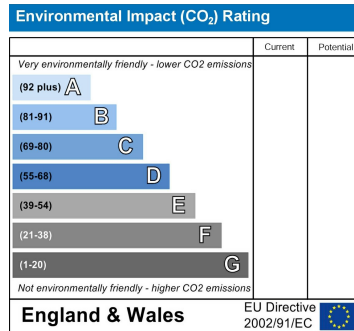
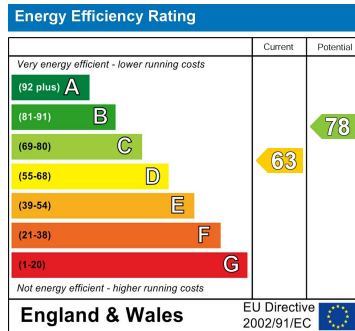
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