



**118 Kingstown Road, Carlisle, Cumbria, CA3 0AT**

**Offers in the region of  
£217,500**

Vicinity Homes are delighted to offer to the market this immaculately presented and extended bay fronted semi detached house situated in 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, Western City Bypass and the M6 Motorway. The accommodation has been upgraded by the current owner and briefly comprises of an entrance porch, hallway, lounge with bay window and multi fuel stove, dining room, cloakroom/WC and a modern kitchen. To the first floor there are three bedrooms and a bathroom with a separate WC. The property also benefits from double glazing, central heating, ample on site parking, garage and gardens to front and rear. 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. The property is situated on the right hand side and can be identified by our "For Sale" sign.

### Entrance Porch

Approached by double glazed french doors to front, incorporating tiled floor.

### Hallway



Incorporating double glazed obscured window to side, radiator and stairs to the first floor.



### Lounge 14'2" max x 11'10" max (4.343m max x 3.623m max)



Incorporating a double glazed bay window to front, radiator and a feature fireplace with a multi fuel stove. There are double glazed patio doors leading to the dining room.



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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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



**Dining Room 13'0" max x 11'9" max (3.979m max x 3.603m max)**



Incorporating a double glazed window to rear, radiator and a feature fireplace with an electric fire.

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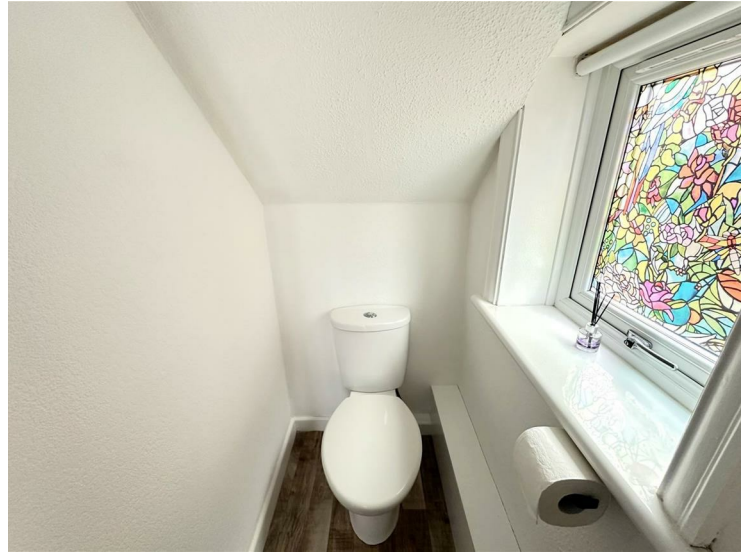
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**Kitchen 19'2" x 6'7" (5.861m x 2.020m)**



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Splash backs, sink unit with mixer tap, plumbing for a washing machine and space for an under counter fridge and under counter freezer. Two double glazed windows to side, two double glazed windows to rear, door to rear and a radiator.

**Cloakroom/WC 3'5" x 2'11" (1.058m x 0.892m)**



Incorporating a WC and a double glazed window to side.

**First Floor Landing**



Incorporating a double glazed window to side and loft access.



**[Bedroom One 14'4" max x 10'2" to wardrobe front \(4.375m max x 3.100m to wardrobe front\)](#)**

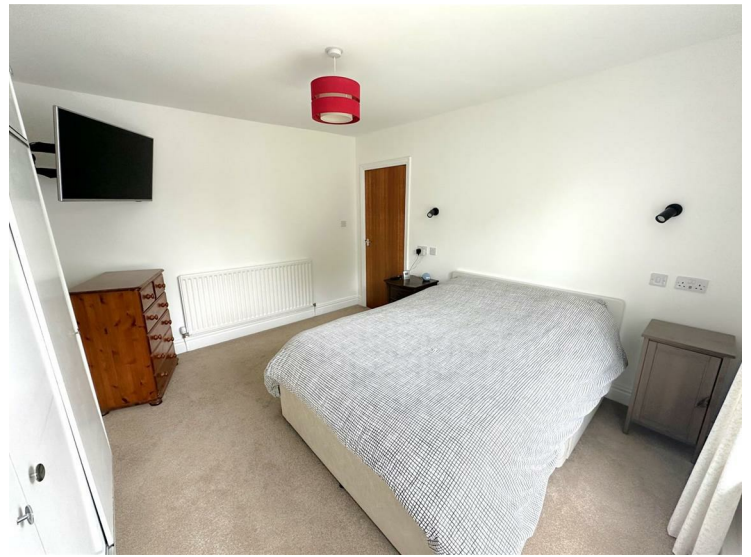


A double bedroom incorporating a double glazed bay window to front, radiator and fitted wardrobe/storage.

**Bedroom Two 13'0" x 10'7" max x 10'0" min (3.983m x 3.230m max x 3.060m min)**



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



**View From Bedroom Two**



There are views over the rear garden from Bedroom Two.

**Bedroom Three 9'3" max x 7'8" min x 6'8" (2.838m max x 2.340m min x 2.045m)**



Incorporating a double glazed window to front, radiator and fitted wardrobe/storage.

**Bathroom 6'7" x 5'7" (2.015m x 1.715m)**



Incorporating a two piece suite comprising of a bath with shower over and a pedestal wash hand basin. Double glazed obscured window to side, radiator, tiled splash areas and splash boards.

**Separate WC 3'6" x 2'9" (1.088m x 0.850m)**



Incorporating a WC and double glazed window to side.

**Outside**



The property is approached by ample on site parking for several vehicles, there is a shillied area, lawn area, flower and shrub beds and an outside power point. There is also restricted vehicle access down the side of the property leading to the garage/store. To the rear of the property there is a good sized garden with a lawn area, patio seating area, further seating area, outside tap and outside power point.

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## Floor Plan



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/8900-7921-6529-3997-0713>

## Council Tax

The property is in Council Tax Band C.

## 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](mailto: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](mailto:sales@vicinityhomes.co.uk).



## Garage/Store 20'7" x 10'8" (6.290m x 3.276m)

Incorporating an up and over door, window to side, power and lighting.

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**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.

