



28 Walkmill Crescent, Carlisle, CA1 2WF

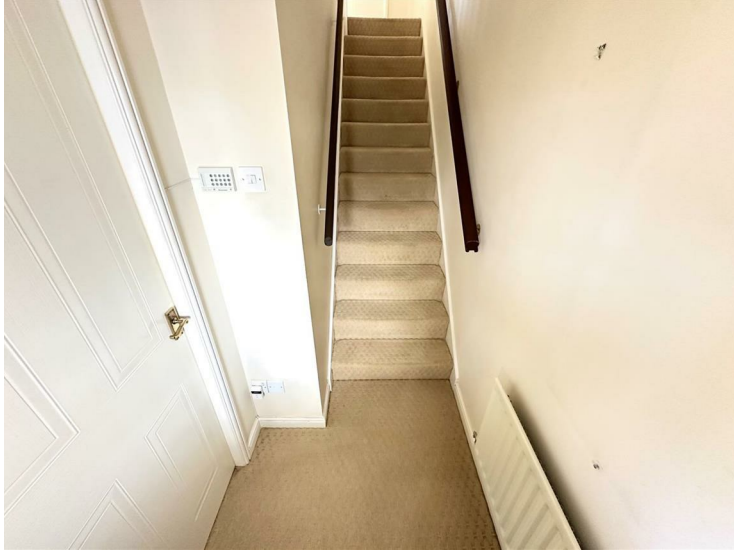
Offers over £180,000

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom detached house situated within a popular residential area to the East 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 and the A69 & M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge, dining room, conservatory, dining kitchen, utility room and a cloakroom/WC. To the first floor there are three bedrooms, master en suite shower room and a bathroom. The property also benefits from double glazing, central heating, on site parking for two vehicles, garage and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family or first time buyers. The property is offered to the market with no onward chain.

Directions

From Carlisle City Centre proceed East along Warwick Road. Turn right onto Walkmill Crescent leading onto the Kingfisher Park Development. Follow the road to the right hand side. 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 and stairs to the first floor.



Lounge 13'3" x 13'4" (4.052m x 4.084m)



Incorporating a double glazed window to front, radiator, coving to the ceiling, under stairs storage cupboard and a feature fireplace. Archway leading to the dining room.



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Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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Dining Room 9'2" x 7'9" (2.803m x 2.368m)



Conservatory 15'1" x 8'10" (4.620m x 2.715m)



Incorporating a radiator, coving to the ceiling and double glazed french doors leading into the conservatory.



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



Dining Kitchen 12'3" x 9'1" (3.735m x 2.785m)



Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Tiled splash areas, sink unit with mixer tap, space for a fridge/freezer, double glazed window to rear and a radiator.



Utility Room 4'11" x 4'11" (1.507m x 1.504m)



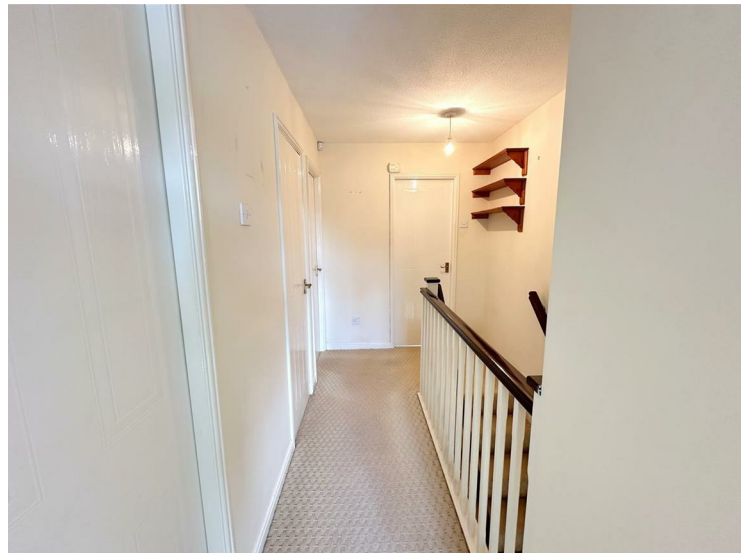
Incorporating fitted wall units, work surface, plumbing for a washing machine, space for a tumble dryer or dishwasher, door to rear, radiator and extractor fan.

Cloakroom/WC 4'11" x 3'11" (1.518m x 1.199m)

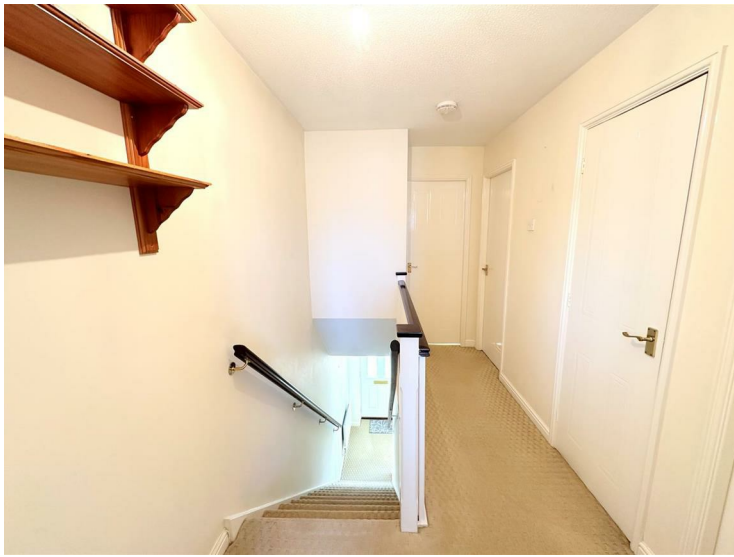


Incorporating a wash hand basin set to vanity unit, WC, double glazed obscured window to side, radiator, tiled splash areas and loft access.

First Floor Landing



Incorporating a built in storage cupboard housing the hot water tank.



Bedroom One 9'3" x 8'9" (2.838m x 2.686m)



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

En Suite Shower Room 7'10" x 4'5" (2.402m x 1.367m)



Incorporating a three piece suite comprising of a shower cubicle, wash hand basin set to vanity unit and WC. Double glazed obscured window to side, radiator, tiled splash areas and extractor fan.



Bedroom Two 10'1" x 8'7" (3.076m x 2.625m)



A double bedroom incorporating a double glazed window to rear, radiator and loft access.



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Bedroom Three 7'5" x 5'7" (2.264m x 1.716m)



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



Bathroom 6'2" x 5'6" (1.900m x 1.701m)



Incorporating a three piece suite comprising of a bath with shower attachment, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, radiator, tiled splash areas and extractor fan.



Outside



The property is approached by on site parking for two vehicles leading to the garage. There is also a lawn area with flower and shrub beds. To the rear of the property there is an enclosed garden with patio seating area, lawn area, shilled area, flower and shrub beds, outside tap and two gates with access to the front.



Garage 18'0" x 8'9" (5.489m x 2.677m)



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

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/0834-1723-6300-0266-9206>

Council Tax

The property is in Council Tax Band C.

Tenure

The property is Freehold.

Estate Agents Note

Please note, this property has never flooded.

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		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(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		