



**3 Pennine View, Carlisle, CA1 3GX**

**Offers over £285,000**

Vicinity Homes are delighted to offer to the market this immaculately presented and deceptively spacious, five bedroom detached family home situated in a popular residential development to the South East of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, popular Primary Schools and has excellent access to the M6 Motorway. This family home has been extended by the current owners and the accommodation briefly comprises of an entrance hallway, cloakroom/WC, modern kitchen with a range of integrated appliances, store room/office, good sized lounge with french doors leading to the dining/ family room which has french doors to the rear garden. To the first floor there are five good sized bedrooms, master en suite shower room and a family bathroom. The property also benefits from double glazing, central heating, on site parking for two vehicles, store and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family!



### Directions

From Carlisle City Centre proceed South along London Road. Turn left onto Cumwhinton Road and left again at the round about onto Garlands Road. Continue on this road turning left onto Pennine View. 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 side, incorporating a radiator, laminate floor, coving to the ceiling and stairs to the first floor.



### Cloakroom/WC 6'7" x 3'1" max (2.028m x 0.956m max)

Incorporating a pedestal wash hand basin, WC, double glazed obscured window to front, radiator and laminate floor.

### Kitchen 11'6" x 7'5" (3.519m x 2.269m)



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



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

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**Lounge 16'10" x 14'6" (5.150m x 4.427m)**



Incorporating a double glazed window to side, double glazed french doors to rear, double glazed window to rear, two radiators, laminate floor, under stairs storage cupboard and a feature fireplace with surround, inset and hearth.



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**Dining/Family Room 22'4" x 8'8" (6.830m x 2.642m)**



Incorporating double glazed french doors to rear, two double glazed windows to rear, two radiators, laminate floor and inset ceiling lights.





**Store Room/Office 7'9" x 5'10" (2.381m x 1.780m)**



Incorporating a range of modern fitted wall and base units with complementary work surface over, door to side, laminate floor and inset ceiling lights.



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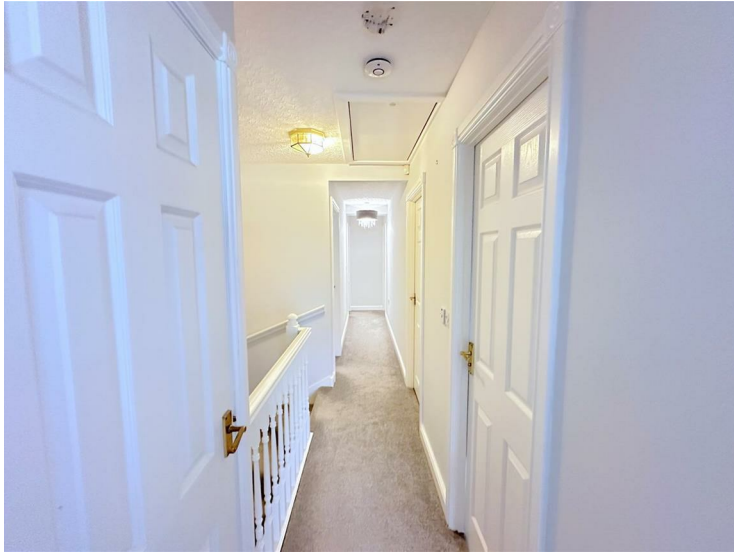
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## First Floor Landing



Incorporating a built in storage cupboard and loft access with a pull down ladder. We have been informed the loft is fully boarded.

## Bedroom One 10'10" x 11'0" (3.326m x 3.357m)



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



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**En Suite Shower Room 9'3" x 3'3" (2.833m x 0.995m)**



Incorporating a modern three piece suite comprising of a shower cubicle, pedestal wash hand basin and WC. Double glazed obscured window to side, radiator, extractor fan, laminate floor and splash boards.



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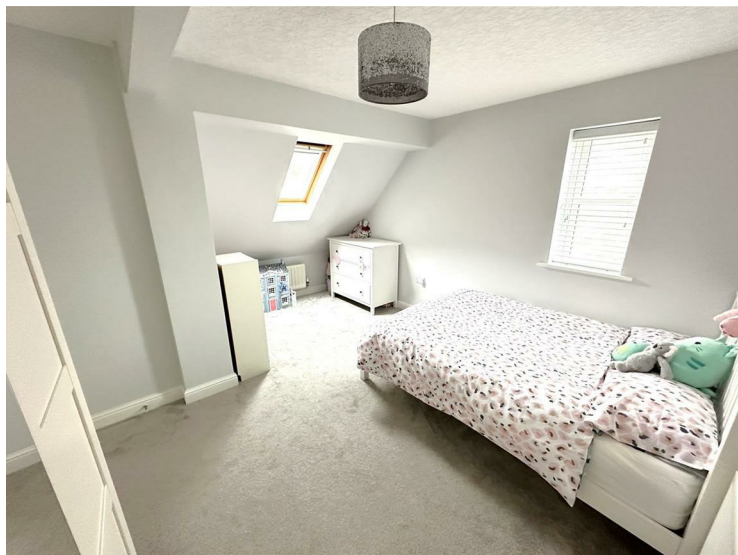
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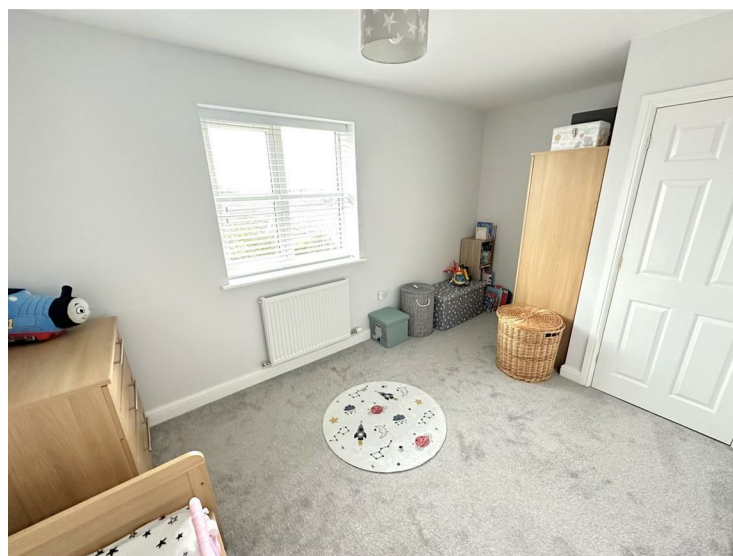
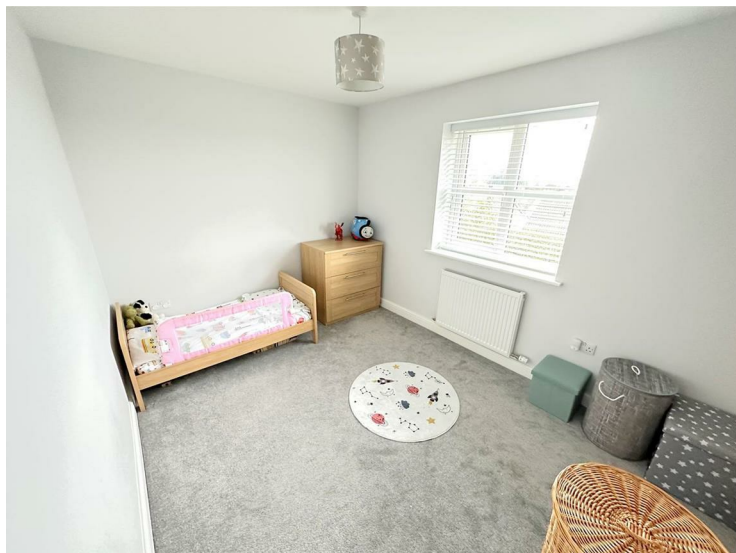
**Bedroom Two 14'7" max x 12'0" max (4.459m max x 3.673m max)**



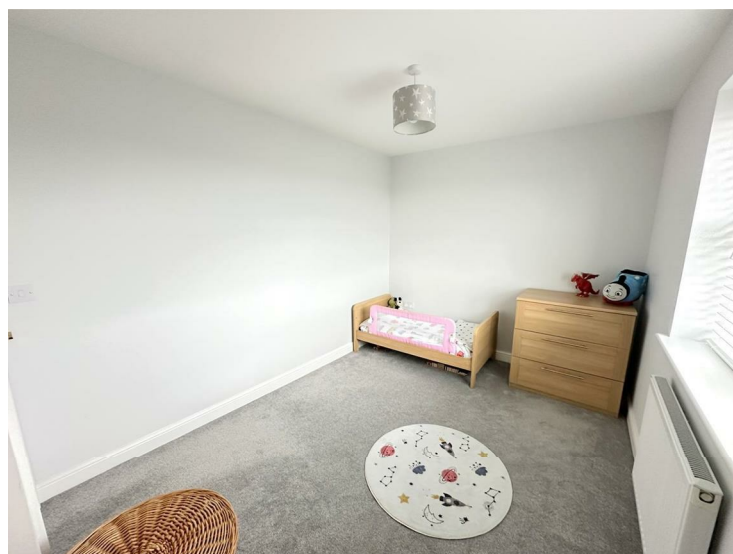
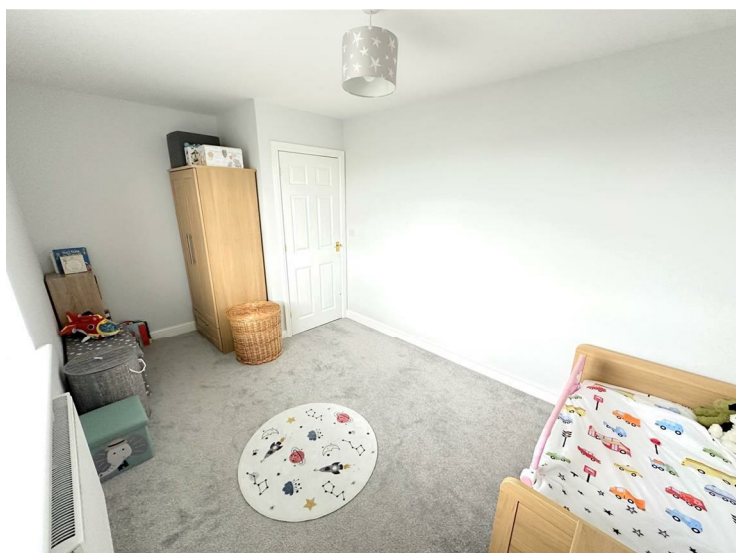
A double bedroom incorporating a double glazed window to side, double glazed skylight to front and two radiators.



**Bedroom Three 14'2" max x 8'7" max (4.340m max x 2.626m max)**



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



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**Bedroom Four 12'3" max x 7'11" (3.752m max x 2.422m)**



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



**Bedroom Five 8'7" x 7'9" (2.636m x 2.368m)**



Incorporating a double glazed window to rear and a radiator.

**Bathroom 7'11" x 4'11" (2.423m x 1.509m)**



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, laminate floor, tiled splash areas and extractor fan.



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## Outside



The property is approached by on site parking for two vehicles leading to the store. There is also a lawn area with flower and shrub beds. To the rear of the property there is an enclosed two tiered garden with a patio seating area, outside tap, two gates leading to front and steps down leading to a hard standing area with rockery.



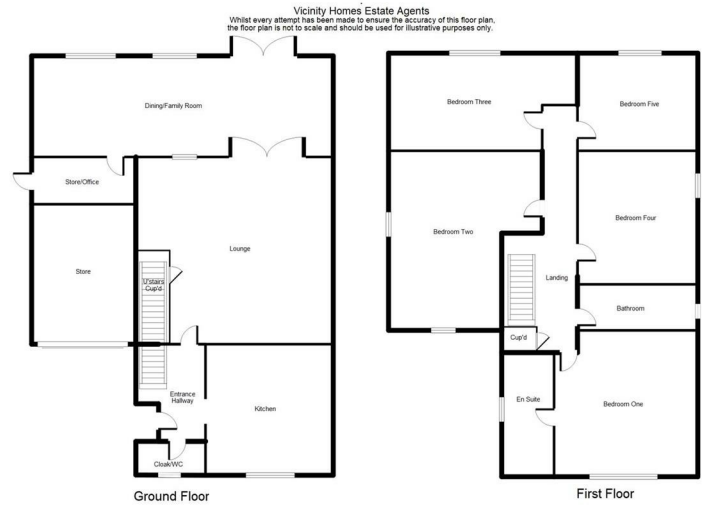




**Store 11'9" x 7'11" (3.583m x 2.425m)**

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

**Floor Plan**



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

**Tenure**

The property is Freehold.

**Council Tax**

The property is in Council Tax Band C.

**EPC Band D**

<https://find-energy-certificate.service.gov.uk/energy-certificate/8605-8843-4229-1607-0253>

**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**

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**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).

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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.

