



55 Criffel Road, Carlisle, CA2 7QP

Offers over £200,000

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom, bay fronted semi detached house situated within a sought after residential area to the West 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 Western City Bypass providing transport links to the M6 Motorway. The well looked after family home is on a good sized corner plot and does require some modernisation which is reflected in the asking price. The accommodation briefly comprises of an entrance porch, hallway, lounge, dining room and a modern kitchen. To the first floor there are three bedrooms and a bathroom. The property also benefits from double glazing, central heating, gardens to front, side and rear and there is ample block paved on site parking leading down the side of the house to the detached garage. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family. The property is offered to the market with no onward chain.

Directions

Proceed West along Newtown Road and continue onto Moorhouse Road. Turn left onto Criffel Road. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Entrance Porch

Approached by french doors to front, incorporating tiled floor.

Hallway



Incorporating a radiator, double glazed obscured window to side, stairs to the first floor and under stairs storage area with a double glazed obscured window to side.



Lounge 12'11" max x 12'4" max (3.948m max x 3.772m max)



Incorporating a double glazed bay window to front, radiator and a feature fireplace with surround, inset and hearth.



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[Sitting Room/Dining Room 12'11" x 12'4" max \(3.939m x 3.774m max\)](#)



Incorporating a door to rear, two double glazed windows to rear, feature fireplace and coving to the ceiling.

Kitchen 20'6" max x 18'11" min x 6'10" max x 6'0" min
(6.257m max x 5.785m min x 2.101m max x 1.849m min)



Incorporating a range of modern fitted wall and base units with complementary work surface over, oven point and sink unit with mixer tap. Tiled splash areas, integrated fridge, integrated freezer and plumbing for a washing machine. Double glazed window to side, double glazed window to rear, radiator and door to side.



First Floor Landing



Incorporating a double glazed window to side and loft access.



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Bedroom One 13'8" max x 11'2" (4.179m max x 3.409m)



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



Bedroom Two 12'11" x 12'4" max (3.962m x 3.783m max)



A double bedroom incorporating a double glazed window to rear, radiator and built in storage cupboard.

Bedroom Three 7'11" x 6'1" (2.421m x 1.875m)



Incorporating a double glazed window to front and a radiator.



Bathroom 6'11" x 6'1" (2.118m x 1.873m)



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

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Outside



The property is approached by block paved on site parking for several vehicles leading down the side of the property towards the garage. There is also a lawn area with flower and shrub beds at the front and raised flower and shrub beds to the side. To the rear of the property there is a patio seating area, lawn area and flower and shrub beds.



Garage 20'1" x 10'5" (6.135m x 3.183m)

Incorporating double opening doors, door to side, windows to rear & side, power and lighting.

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/3100-6494-0522-8473-3843>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band B.

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		
(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	82

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		
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Not environmentally friendly - higher CO ₂ emissions		
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