



**1 Dixon Place, Carlisle, CA3 9QD**

**Offers over £190,000**

Vicinity Homes are delighted to offer to the market this immaculately presented and modernised, double fronted and spacious, three bedroom semi detached house situated on a corner plot within a cul-de-sac location in a popular 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 and the Western City Bypass providing transport links to the M6. The accommodation briefly comprises of an entrance vestibule, dining room open to a modern breakfast kitchen with integrated appliances, rear hallway, cloakroom/WC and a lounge with multi fuel stove. To the first floor there are three good sized bedrooms and a modern four piece family bathroom. The property also benefits from double glazing, central heating, on site parking for approximately four vehicles, garage and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a family.

### Directions

From Carlisle proceed North up Stanwix Bank and turn left at the traffic lights onto Etterby Street. Continue on this road. Turn right onto St Anns Crescent and left onto Dixon Road. Turn right into Dixon Place. 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 vinyl flooring and stairs to the first floor.

### Dining Room 11'10" x 9'10" (3.615m x 3.001m)



Incorporating a double glazed window to front, radiator and vinyl flooring. Open to the breakfast kitchen.



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**Breakfast Kitchen 12'0" x 10'11" (3.658m x 3.346m)**



Incorporating a range of modern fitted wall and base units with complementary work surface over, breakfast bar, integrated oven and integrated hob with cooker hood over. Integrated microwave, integrated fridge, integrated freezer and integrated dishwasher. Tiled splash areas, 1.5 sink unit with mixer tap, plumbing for a washing machine, space for a tumble drier, vinyl flooring, inset ceiling lights, double glazed window to rear and a radiator.



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### Rear Hallway



Incorporating a door to rear, vinyl flooring, radiator and under stairs storage cupboard.

### Cloakroom/WC 5'4" x 2'8" (1.650m x 0.838m)



Incorporating a wash hand basin, WC, double glazed obscured window to rear and tiled splash areas.



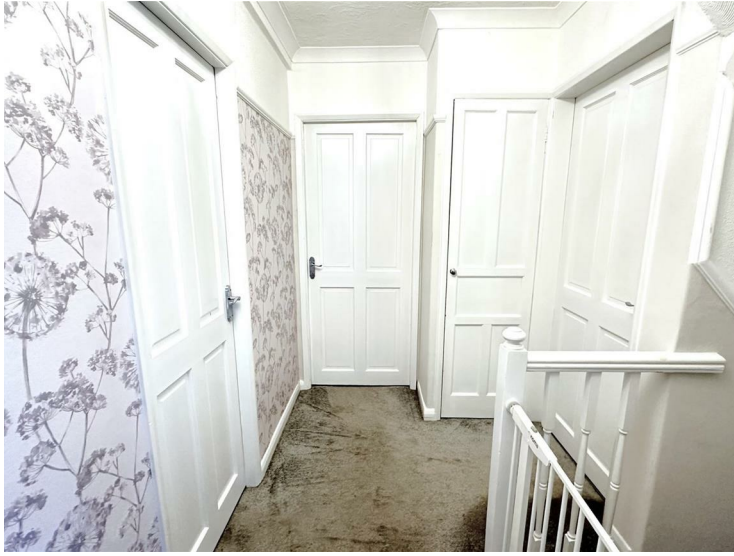
**Lounge 15'5" x 12'0" (4.718m x 3.662m)**



Incorporating a double glazed window to front, double glazed window to rear, two radiators and a multi fuel stove.



## First Floor Landing



Incorporating loft access and built in storage cupboard.

**Bedroom One 15'5" x 11'3" max x 9'10" min (4.706m x 3.449m max x 3.002m min)**



A double bedroom incorporating a double glazed window to front, double glazed window to rear, two radiators, fitted wardrobe/storage and built in storage cupboard.



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**Bedroom Two 11'10" x 9'10" (3.619m x 3.011m)**



A double bedroom incorporating a double glazed window to front, radiator and inset ceiling lights.



**Bedroom Three 11'0" x 7'4" (3.354m x 2.236m)**



Incorporating a double glazed window to rear and a radiator.



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**Bathroom 10'8" x 5'3" (3.253m x 1.620m)**



Incorporating a modern four piece suite comprising of a bath with mixer tap, shower cubicle, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, heated towel rail, extractor fan, panelled ceiling and inset ceiling lights.



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## Outside



The property is approached by on site parking for approximately four vehicles and a lawn area to the side. There is a good sized rear garden with lawn area, outside tap, patio seating area and access to the front.



### Garage 15'10" x 8'9" (4.829m x 2.679m)

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

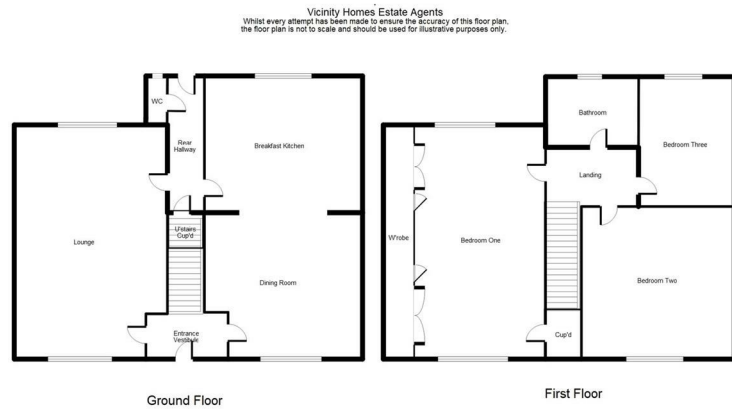
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## Floor Plan



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

## EPC Band C

<https://find-energy-certificate.service.gov.uk/energy-certificate/9416-3041-6208-7724-1204>

## 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](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).

## 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](mailto: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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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