



**40 Kingstown Road, Carlisle, Cumbria, CA3 0AD**

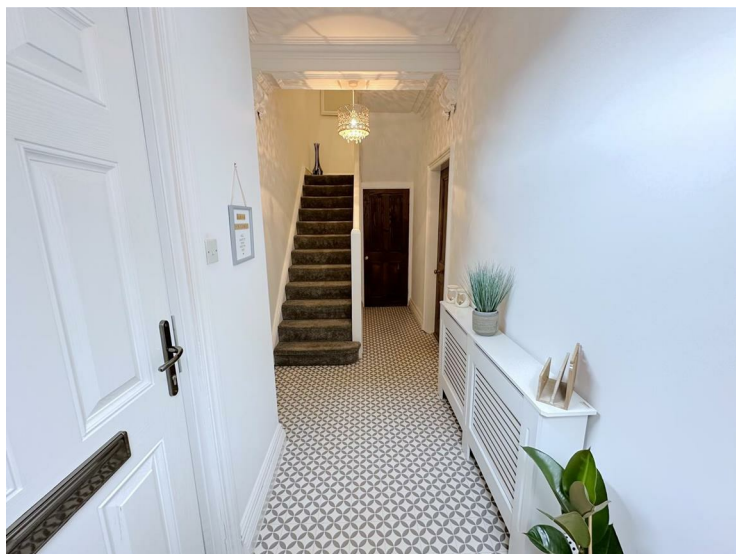
**Offers in the region of  
£248,000**

Vicinity Homes are delighted to offer to the market this deceptively spacious, bay fronted semi detached house situated on a generous sized plot within 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, M6 Motorway and the Western City Bypass. The accommodation is split over three floors and briefly comprises of an entrance hallway, cloakroom/WC, lounge with open fireplace and bay window, dining/family room with french doors and a breakfast kitchen. To the first floor there are three double bedrooms and a bathroom. There is an attic bedroom on the second floor. The property also benefits from double glazing, central heating, shillied on site parking for two/three vehicles, front forecourt, utility, cellar rooms for storage and an extensive garden to the rear with patio seating area, out buildings, outside WC and lawn area. Viewing of this substantial family home is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family!

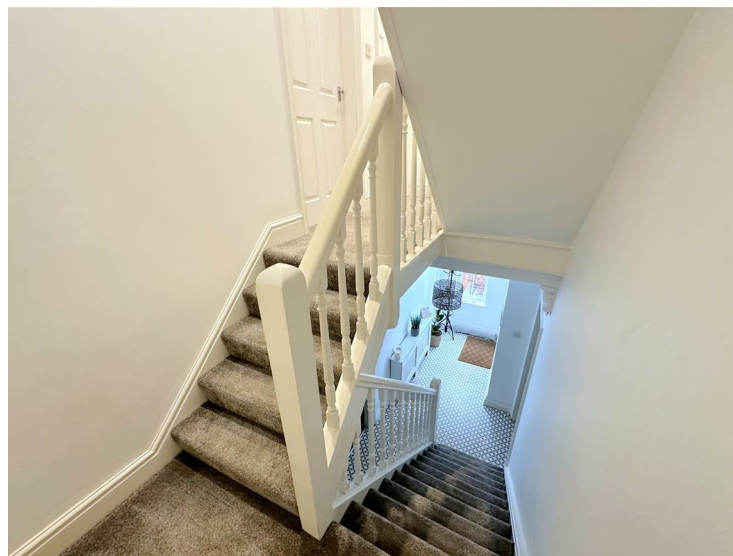
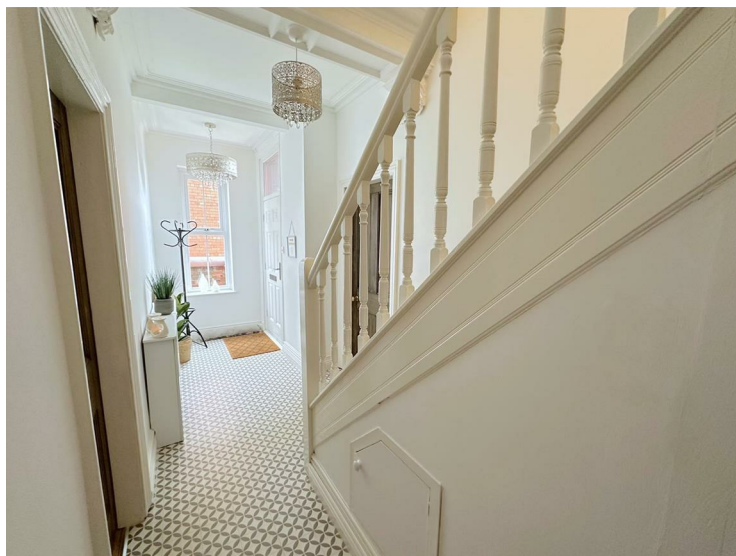
### Directions

From Carlisle City Centre proceed North up Stanwix Bank and continue straight ahead onto Scotland Road then Kingstown Road. The property is situated on the right hand side and can be identified by our "For Sale" sign.

### Entrance Hallway



Approached by a door to front, incorporating a radiator, double glazed window to side, stairs to the first floor and under stairs storage cupboard.



### Lounge 15'7" x 14'0" (4.772m x 4.268m)



Incorporating a double glazed bay window to front, radiator, double glazed window to side, coving to the ceiling and an open fireplace.

**Cloakroom/WC 5'10" x 4'8" (1.790m x 1.434m)**



Incorporating a wash hand basin set to vanity unit, WC, splash boards, panelled ceiling and inset ceiling lights.



**Dining/Family Room 20'6" x 11'4" (6.271m x 3.465m)**



Incorporating double glazed french doors to rear, radiator, feature fireplace, coving to the ceiling and oak flooring.



**Breakfast Kitchen 14'5" x 10'4" (4.408m x 3.175m)**



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Sink unit with mixer tap, integrated fridge, integrated dishwasher, double glazed window to side, door to side, radiator and panelled ceiling.



## First Floor Landing



Incorporating inset ceiling lights and stairs to the second floor.

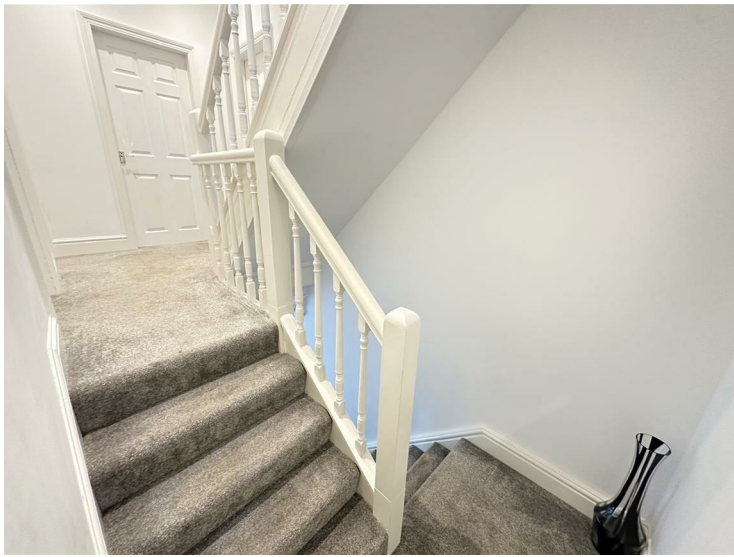


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Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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



**Bedroom One 13'11" x 12'10" (4.251m x 3.935m)**



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



**Bedroom Two 9'11" x 9'2" (3.034m x 2.809m)**



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



**Bedroom Three 11'4" x 10'1" (3.465m x 3.076m)**



A double bedroom incorporating a double glazed window to rear, radiator and coving to the ceiling.



**Bathroom 6'2" x 6'1" (1.888m x 1.866m)**

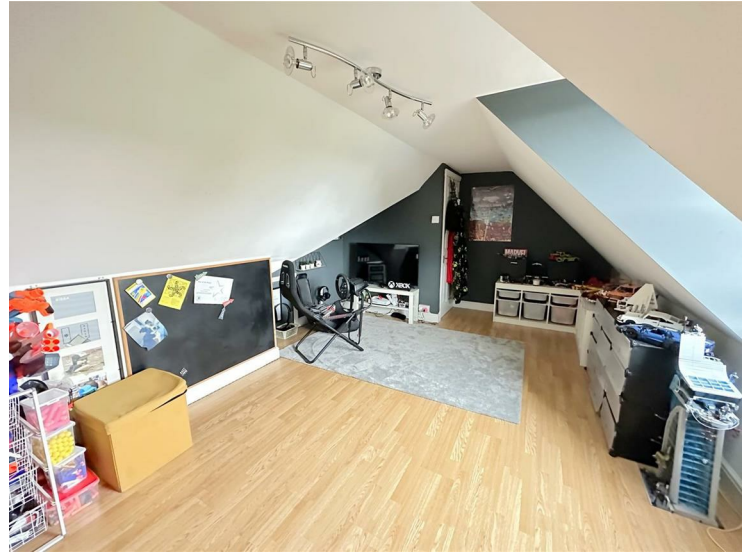


Incorporating a three piece suite comprising of a bath with shower attachment, wash hand basin set to vanity unit and WC. Double glazed obscured window to side, heated towel rail, tiling to all walls, extractor fan and panelled ceiling.





**Attic Bedroom 19'7" x 10'5" (5.991m x 3.195m)**



**Second Floor Landing**

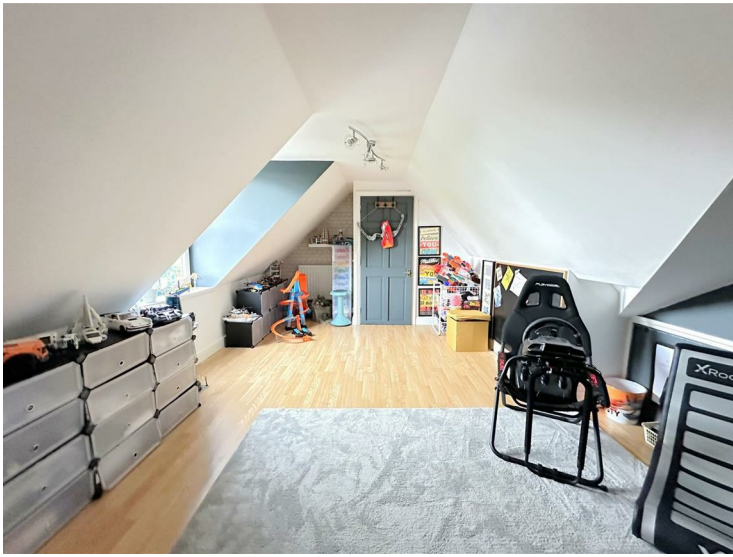


A double bedroom incorporating a double glazed window to rear, radiator, laminate floor and built in storage. Please note, there is some head height restrictions.

Incorporating a double glazed skylight to side.



## Outside



The property is approached by a front forecourt with shilled area and flower and shrub beds. To the rear of the property there is an extensive enclosed garden with a raised seating area with storage underneath and steps down to a patio seating area. There is a lawn area, shilled areas, flower and shrub beds, out buildings, outside WC, an outside tap, two gated access points to the side lane which leads down to the shilled driveway. There is also access into the utility room which has steps down to store room and cellar rooms.



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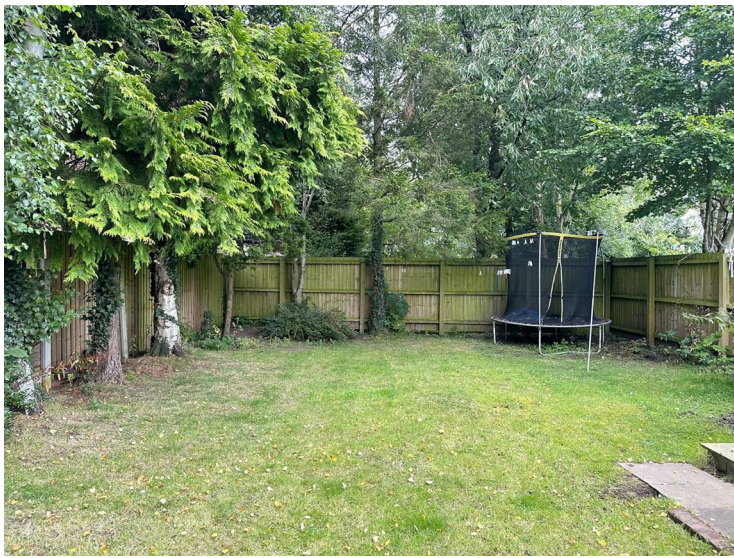
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### Utility Room 8'3" x 6'0" (2.523m x 1.842m)

Incorporating plumbing for a washing machine, work surface, space for a fridge/freezer and steps down to the store area and cellar areas.

### Store 14'6" x 10'5" (4.433m x 3.200m)

Incorporating a window to side, power and lighting.

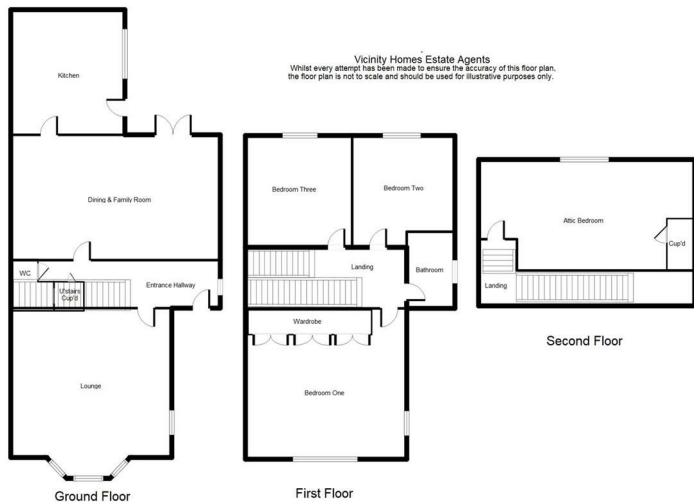
### Cellar Area One 15'4" x 13'11" (4.698m x 4.250m)

Restricted head height.

### Cellar Area Two 16'3" x 11'6" (4.958m x 3.509m)

Restricted head height.

### Floor Plan



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

### EPC Band E

<https://find-energy-certificate.service.gov.uk/energy-certificate/0542-2826-7623-9596-1711>

### 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).

### 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	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		
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