



30 Millcroft, Carlisle, CA3 0HZ

Offers over £350,000

Vicinity Homes are delighted to offer to the market this immaculately presented, three double bedroom detached house situated within a sought after 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 M6 Motorway. The accommodation briefly comprises of an entrance porch, hallway, lounge, dining room, conservatory, dining kitchen, rear hallway and a cloakroom/WC. To the first floor there are three double bedrooms, bathroom and a separate WC. The property also benefits from double glazing, central heating, block paved on site parking leading to the integral garage and gardens to front and rear. 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 North along Brampton Road and onto Whiteclosegate. Turn right onto Longlands Road and left onto Millcroft. 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 Porch 7'1" x 3'8" (2.164m x 1.136m)

Approached by a door to front, incorporating tiled floor.

Hallway



Incorporating a radiator, built in storage cupboard, under stairs storage cupboard, coving to the ceiling and stairs to the first floor.



Dining Kitchen 11'9" x 9'9" (3.595m x 2.978m)



Incorporating a range of fitted wall and base units with complementary work surface over, oven point and cooker hood over. Sink unit with mixer tap, plumbing for a dishwasher, double glazed window to rear, radiator, integrated fridge, serving hatch and coving to the ceiling.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk

Lounge 14'4" x 13'11" (4.378m x 4.242m)



Incorporating a double glazed window to front, radiator, coving to the ceiling and a feature fireplace.



Rear Hallway

Incorporating a door to rear and tiled floor.

Cloakroom/WC 4'5" x 3'9" (1.351m x 1.163m)

Incorporating a WC, wash hand basin, radiator, tiled floor, tiled splash areas and panelled ceiling.

Dining Room 12'6" x 9'10" (3.834m x 3.018m)



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





Conservatory 9'0" x 8'6" (2.761m x 2.613m)



First Floor Landing



Incorporating a door to side, radiator and tiled floor.



Incorporating a double glazed window to side, loft access, coving to the ceiling and a built in storage cupboard housing the hot water tank.



Bedroom One 13'10" x 11'0" (4.233m x 3.369m)



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



Bedroom Two 12'1" x 9'3" (3.689m x 2.822m)



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



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk

Bedroom Three 9'10" x 9'11" (3.020m x 3.041m)



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



Bathroom 8'6" max x 5'5" min x 6'2" (2.606m max x 1.667m min x 1.904m)

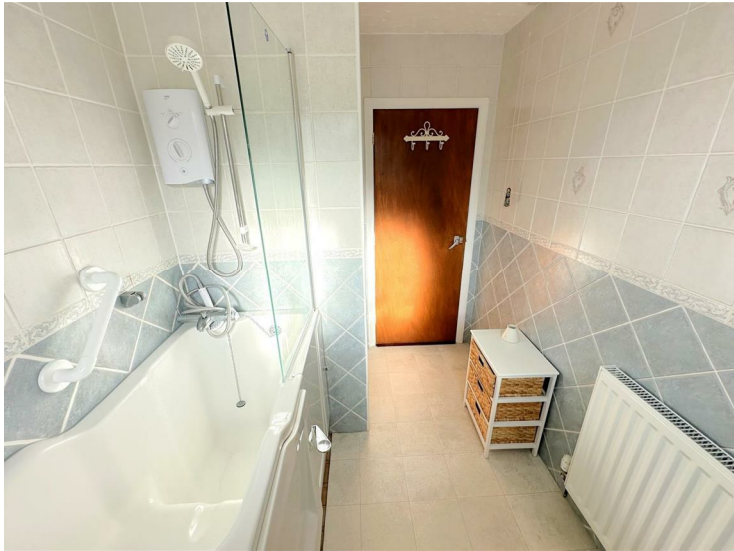


Incorporating a two piece suite comprising of a pedestal wash hand basin and a walk in bath with mixer tap, shower attachment and shower over. Double glazed obscured window to side, radiator, tiling to all walls and extractor fan.

Separate WC 7'10" max x 3'5" min x 6'11" max x 3'10" min (2.393m max x 1.046m min x 2.121m max x 1.183m min)



Incorporating a double glazed obscured window to front, radiator, pedestal wash hand basin, WC, exposed floor boards and tiled splash areas.

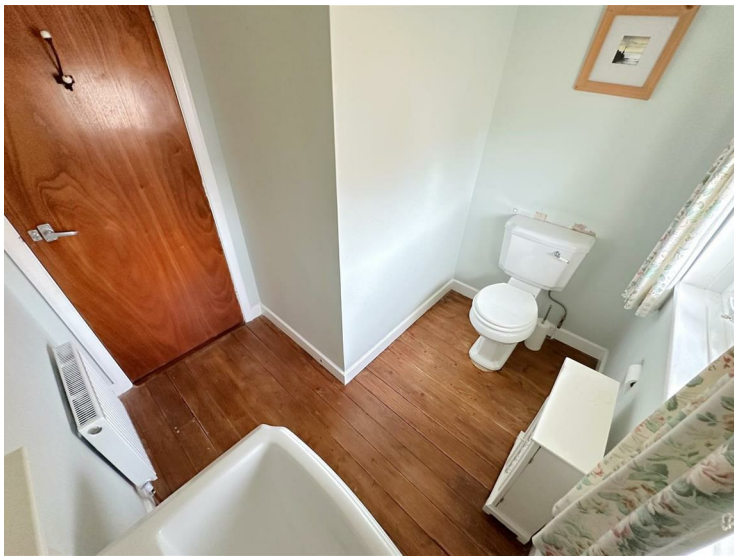


www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk



Outside



The property is approached by block paved on site parking for approximately two vehicles leading to the integral 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, flower and shrub beds and two gated access points to the front of the house.





[Integral Garage 16'9" x 8'11" \(5.124m x 2.720m\)](#)

Incorporating double opening doors to front, window to side, power, lighting and a tap.

[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/9252-3942-9200-1564-9204>

[Tenure](#)

The property is Freehold.

[Council Tax](#)

The property is in Council Tax Band D.

[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 | |

| 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 | |