



136 Chesterholm, Carlisle, Cumbria, CA2 7XX

**Offers in the region of
£250,000**

Vicinity Homes are delighted to offer to the market this immaculately presented and extended, four bedroom semi detached house situated in 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 accommodation briefly comprises of an entrance porch, lounge, dining room, dining kitchen and conservatory. To the first floor there are four bedrooms, master en suite shower room and a family bathroom. The property also benefits from block paved on site parking for two vehicles, garage with electric roller door, garden to front and a good sized rear garden. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family!

Directions

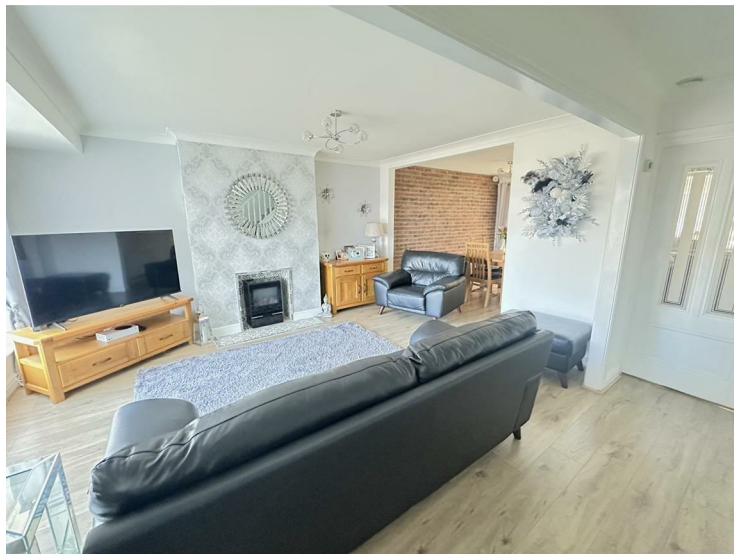
Proceed West along Wigton Road. Turn right onto Orton Road and right again onto Hutton Way. Turn right onto Yewdale Road and right onto Castlesteads Drive. Turn left onto Chesterholm. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Entrance Porch 6'0" x 5'5" (1.830m x 1.663m)



Approached by a door to front, incorporating a radiator, laminate floor and coving to the ceiling.

Lounge 17'8" max x 14'5" max (5.396m max x 4.418m max)



Incorporating a double glazed window to front, radiator, laminate floor, electric fire, coving to the ceiling, under stairs storage cupboard and stairs to the first floor.



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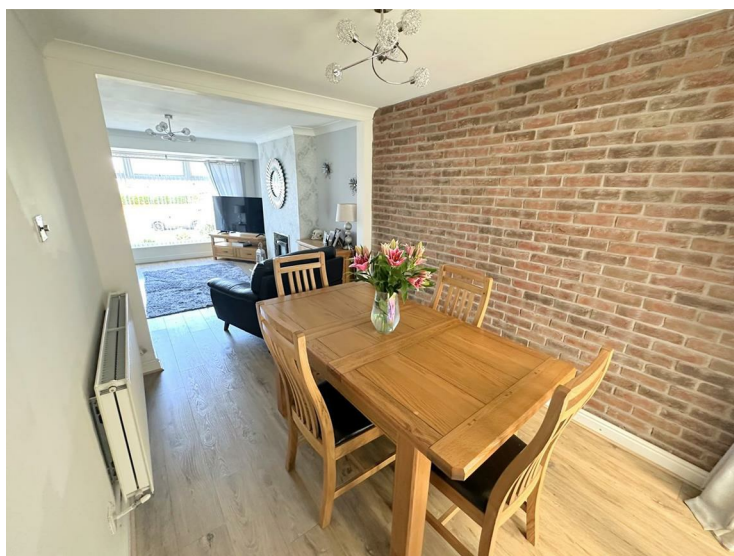
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Dining Room 10'9" x 8'3" (3.279m x 2.525m)



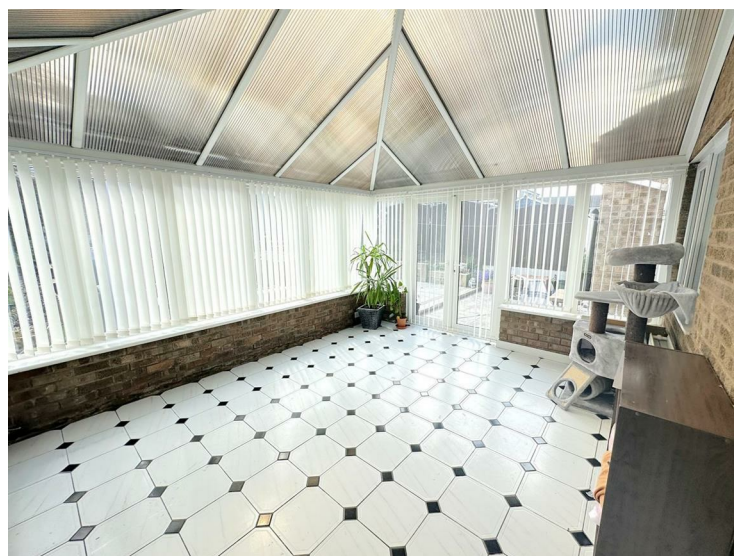
Incorporating double glazed french doors to the conservatory, radiator and laminate floor.



Conservatory 13'7" x 11'11" (4.163m x 3.653m)



Incorporating double glazed french doors to side, radiator and tiled floor.



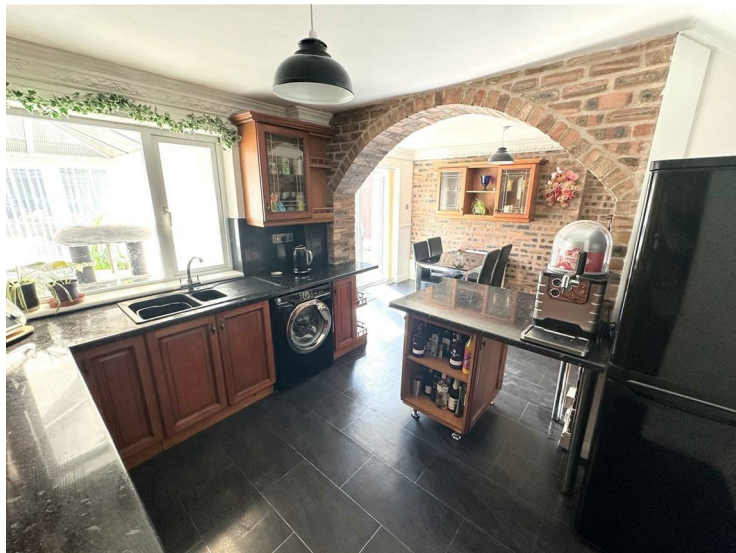
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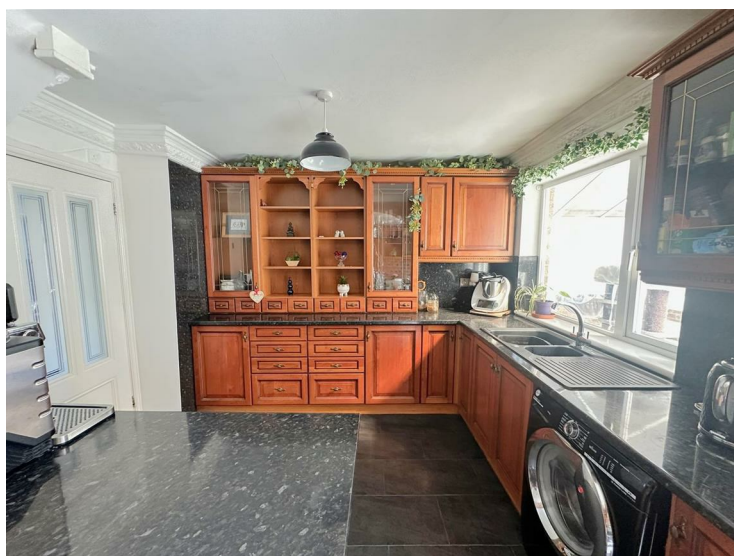
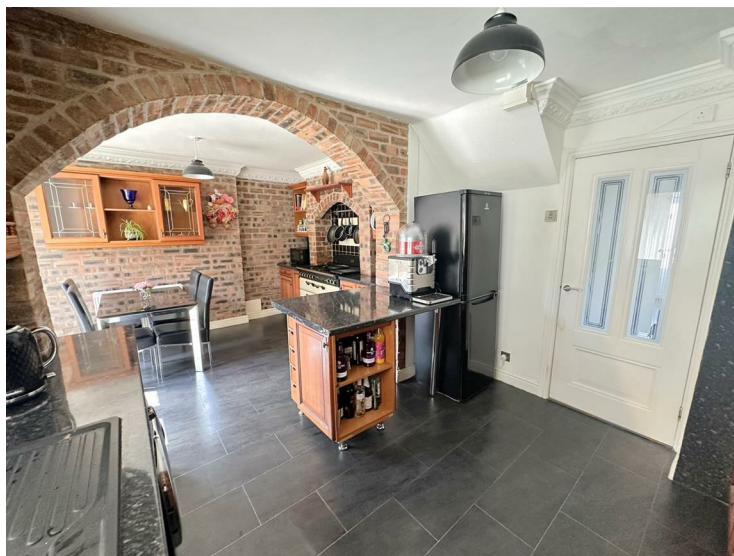
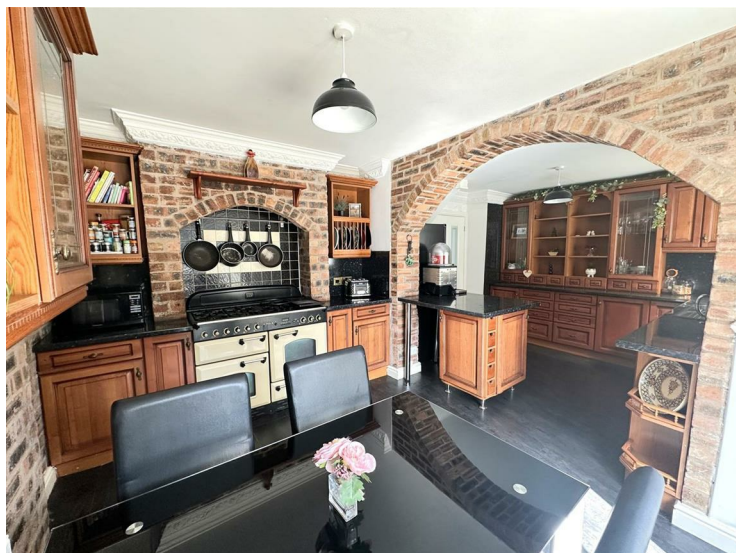
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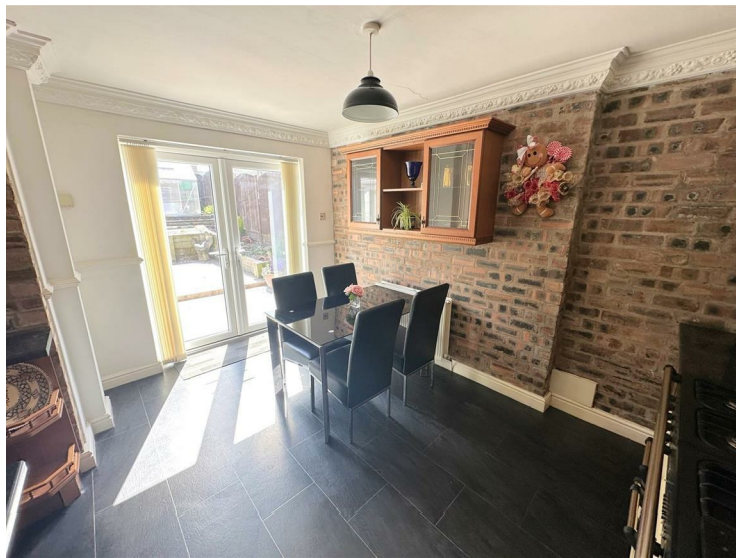
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Dining Kitchen 18'1" max x 12'7" max (5.534m max x 3.860m max)



Incorporating a range of fitted wall and base units with complementary work surface over, oven point, splash backs and 1.5 sink unit with mixer tap. Space for a fridge/freezer, plumbing for a washing machine, double glazed french doors to rear, double glazed window to rear, vinyl flooring, radiator and coving to the ceiling.





First Floor Landing

Bedroom One 17'9" x 8'8" (5.430m x 2.663m)



Incorporating a radiator and coving to the ceiling.

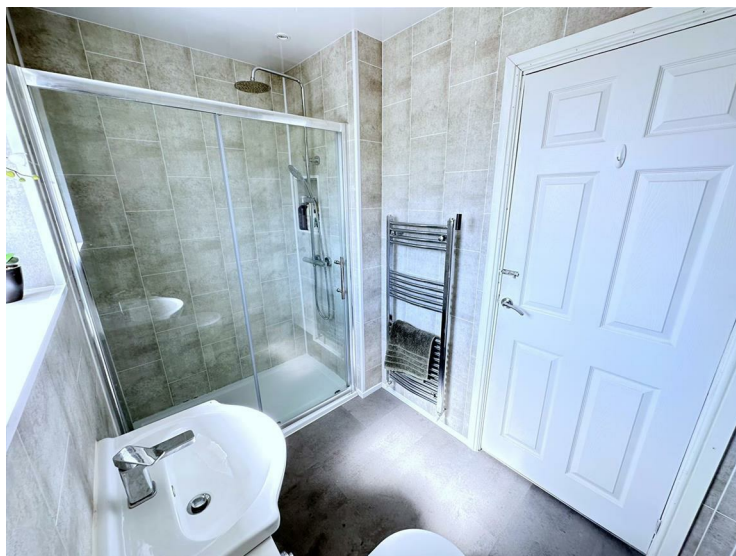
A double bedroom incorporating a double glazed window to front, radiator and coving to the ceiling.

En Suite Shower Room 8'7" x 5'1" (2.638m x 1.568m)

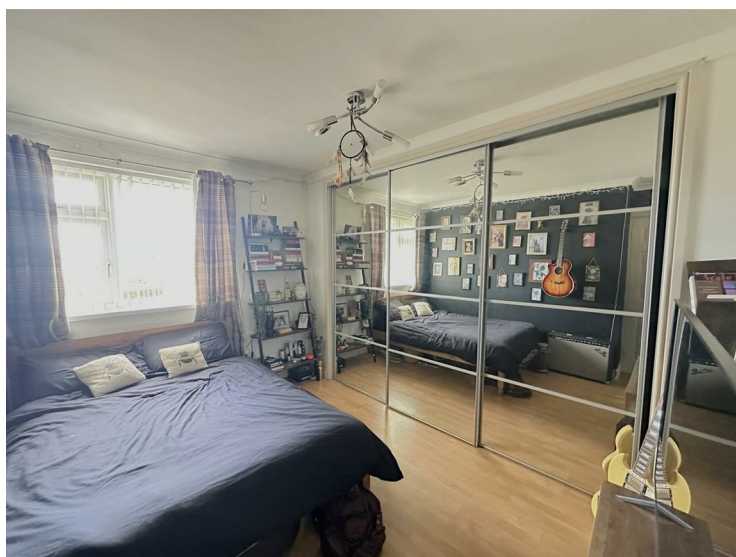


Incorporating a modern three piece suite comprising of a double shower cubicle, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, heated towel rail, splash boards, laminate floor, panelled ceiling, inset ceiling lights and extractor fan.





Bedroom Two 11'9" x 8'0" to wardrobe front (3.601m x 2.453m to wardrobe front)



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

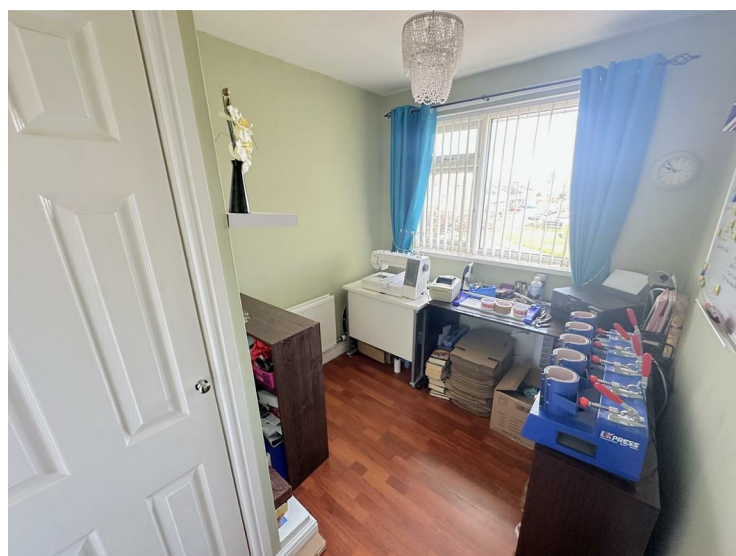
Bedroom Three 11'5" x 8'8" (3.494m x 2.667m)



A double bedroom incorporating a double glazed window to rear, radiator, laminate floor, loft access, coving to the ceiling and built in storage cupboard.

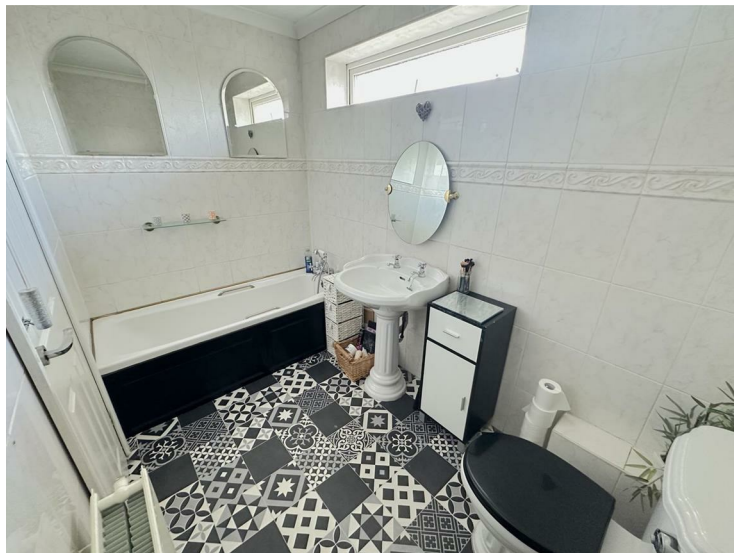


Bedroom Four 9'0" x 7'4" (2.761m x 2.248m)



Incorporating a double glazed window to front, radiator, laminate floor and built in storage cupboard.

Bathroom 9'1" x 5'5" (2.792m x 1.656m)



Incorporating a three piece suite comprising of a bath with mixer tap and shower attachment, pedestal wash hand basin and WC. Double glazed obscured window to rear, radiator, tiling to all walls and coving to the ceiling.



Outside



The property is approached by block paved on site parking for approximately two vehicles leading to the single garage which has an electric roller door. There is also a shillied front garden. To the rear of the property there is a good sized low maintenance garden with patio seating area, flower and shrub beds, outside tap, vegetable plot area and gated access to the front.

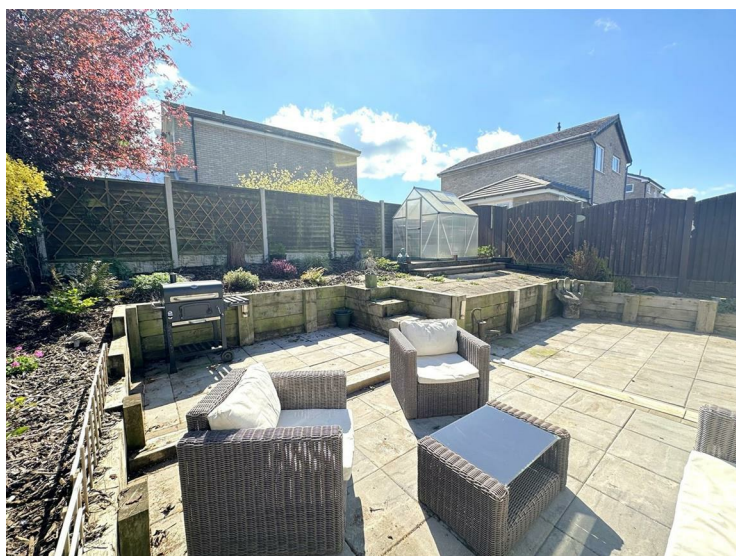


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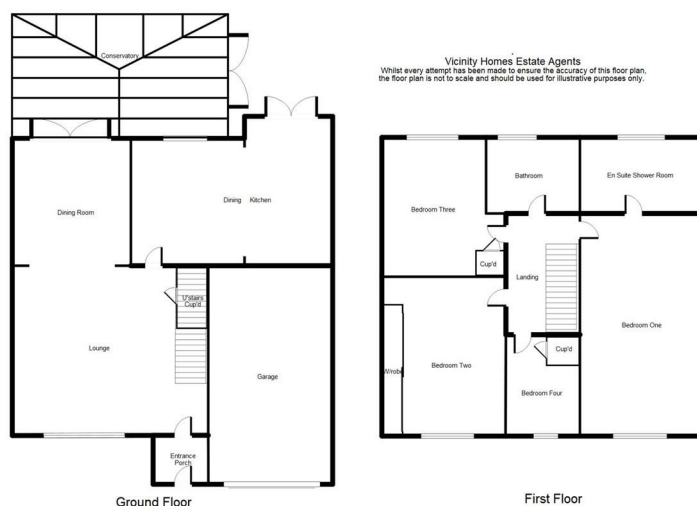
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Single Garage 18'1" x 8'11" (5.512m x 2.740m)

Incorporating an electric roller door, power and lighting.

Floor Plan



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

EPC Band TBC

The EPC has been ordered. More information to follow.

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band C.

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

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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.

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.

