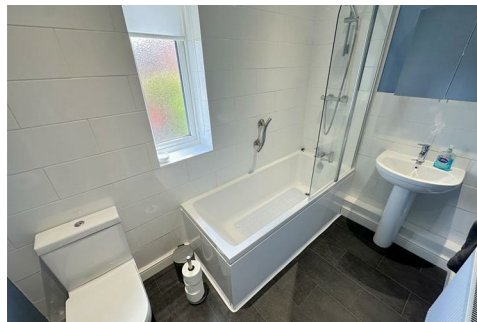




64 Baird Road, Carlisle, Cumbria, CA1 3AD

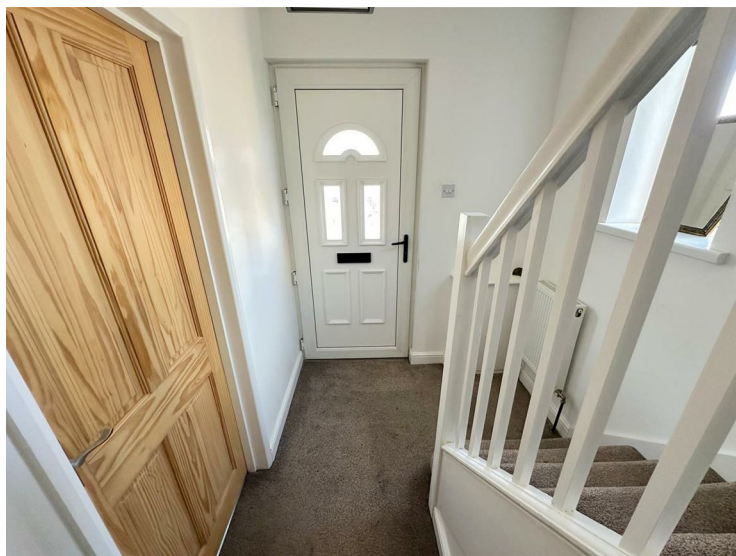
**Offers in the region of
£129,995**

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom semi detached house situated within a popular residential area to the South East of Carlisle City Centre. The property is close to a range of local amenities, regular bus routes, popular Primary & Secondary Schools and has excellent access to the City Centre and the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge, utility room and a modern dining kitchen with french doors to the garden. To the first floor there are three bedrooms and modern bathroom. The property also benefits from double glazing, central heating, on site parking 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 buy to let investors.

Directions

Proceed South along London Road. Turn right at the traffic lights onto Eastern Way and left onto Baird Road. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Entrance Hallway



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



Lounge 14'3" x 10'5" (4.359m x 3.200m)



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



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Dining Kitchen 20'8" x 10'6" (6.304m x 3.222m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, oven point with cooker hood over, tiled floor and 1.5 sink unit with mixer tap. Double glazed window to rear, double glazed window to side, double glazed french doors to rear, radiator, built in storage cupboard and inset ceiling lights.



Utility Room 11'4" x 8'1" (3.459m x 2.477m)

Incorporating a double glazed window to front, double glazed window to rear, door to rear, fitted wall and base units with work surface over, sink unit with mixer tap, plumbing for a washing machine and space for a tumble dryer.

First Floor Landing



Incorporating a double glazed window to side and loft access.



Bedroom One 11'2" max x 10'6" (3.419m max x 3.207m)



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

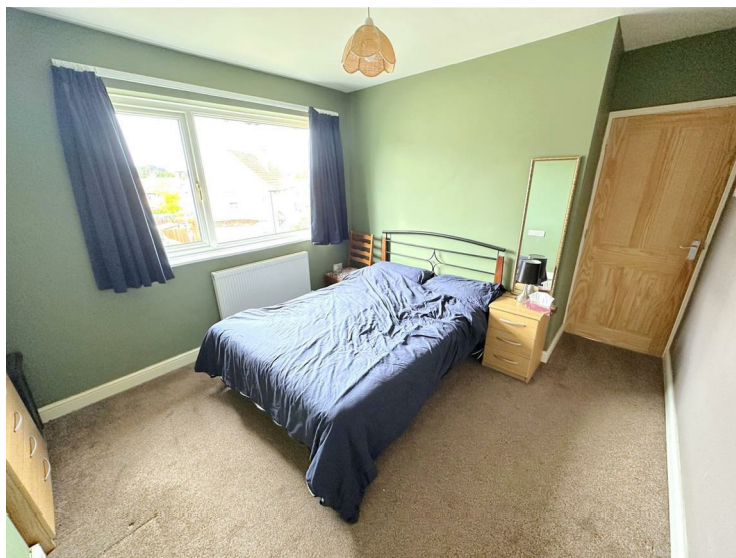


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Bedroom Two 13'4" max x 11'4" min x 10'7" (4.078m max x 3.460m min x 3.240m)



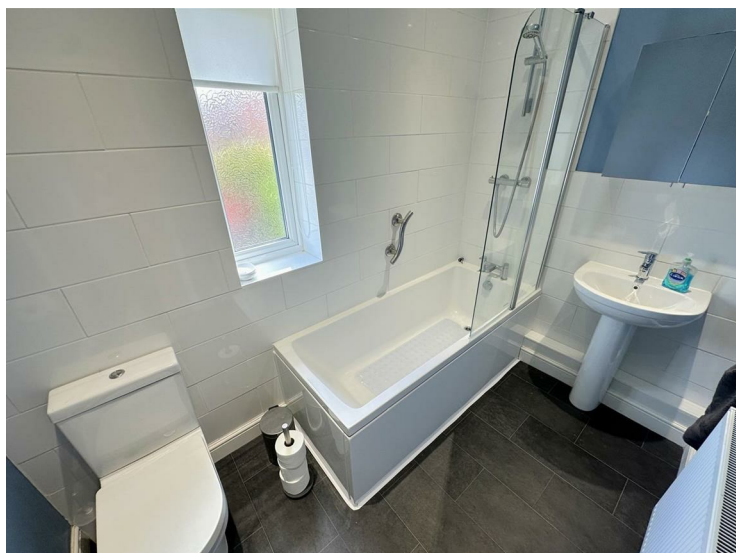
A double bedroom incorporating a double glazed window to rear and a radiator.

Bedroom Three 9'1" max x 7'5" max (2.776m max x 2.281m max)



Incorporating a double glazed window to front, radiator and storage area.

Bathroom 8'9" x 5'5" (2.673m x 1.674m)



Incorporating a modern three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Double glazed obscured window to rear, radiator, tiled splash areas, laminate floor, inset ceiling lights and extractor fan.



Outside



The property is approached by a block paved on site parking area and front garden. To the rear of the property there is a generous sized garden with lawn area, shillied area, outside tap, patio seating area and flower & shrub beds.

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Floor Plan

Vicinity Homes Estate Agents
Whilst every attempt has been made to ensure the accuracy of this floor plan, the floor plan is not to scale and should be used for illustrative purposes only.



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/8035-7821-3930-3861-3902>

Council Tax

The property is in Council Tax Band A.

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.

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.



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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.

