



**43 Walkmill Crescent, Carlisle, CA1 2WF**

**Offers in the region of  
£225,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom detached house situated within a popular development to the 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 into the City Centre and the M6 Motorway. The accommodation briefly comprises of an entrance porch, hallway, lounge, dining kitchen, garden room, utility room and a cloakroom/WC. To the first floor there are three bedrooms and a family bathroom. The property also benefits from double glazing, central heating, on site parking for two vehicles, garage and a good sized garden to rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family.

## Directions

Proceed East along Warwick Road. Turn right onto Walkmill Crescent which leads into the Kingfisher Park Development. Follow the road to the left and the property is situated on the left hand side.

## Entrance Porch

Approached by a door to side, two double glazed windows to front and vinyl flooring.

## Hallway

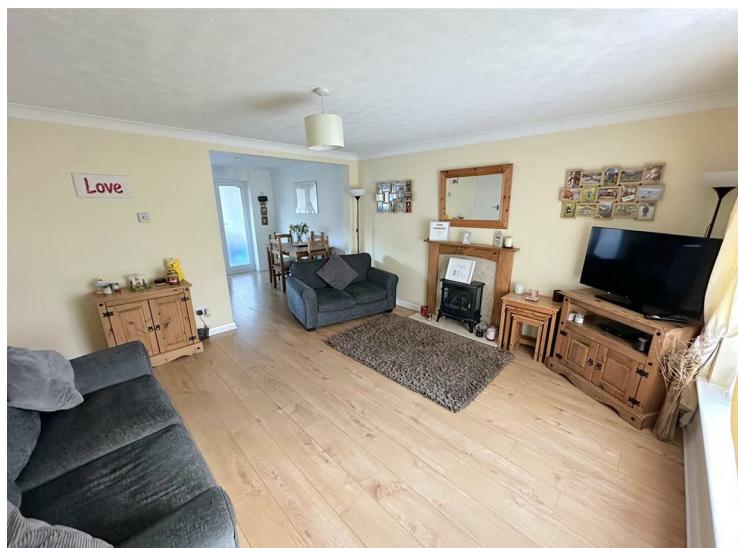


Incorporating a radiator, laminate floor and stairs to the first floor.

## Lounge 13'5" x 13'4" max (4.100m x 4.072m max)



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



## Dining Kitchen 20'4" x 9'0" (6.206m x 2.757m)



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 fridge, integrated freezer. 1.5 sink unit with mixer tap, double glazed window to rear, two radiators, double glazed french doors to rear, laminate floor and coving to the ceiling.



### Garden Room 12'4" x 7'11" (3.781m x 2.419m)



Incorporating double glazed french doors to side and inset ceiling lights.

### Utility Room 4'7" 4'11" (1.412m 1.522m)

Incorporating plumbing for a washing machine, plumbing for a dishwasher, work surface, door to rear, radiator and extractor fan.

### Cloakroom/WC 4'11" x 4'2" (1.505m x 1.274m)

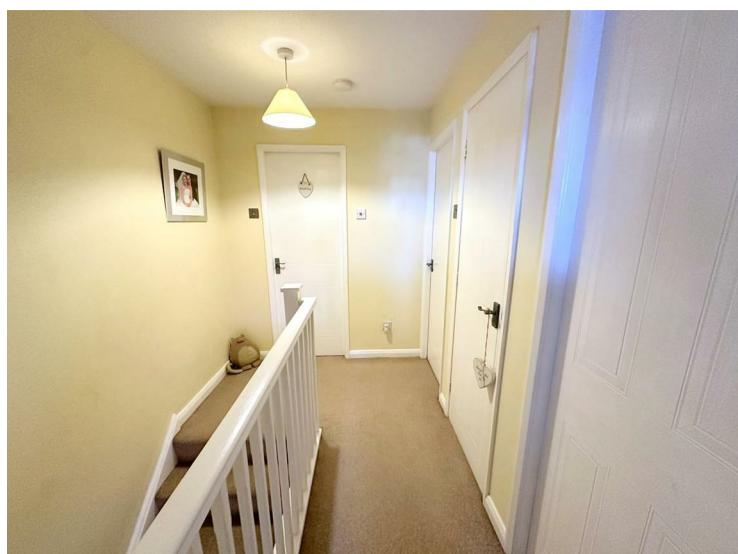


Incorporating a wash hand basin set to vanity unit, WC, double glazed obscured window to side, radiator, tiled splash areas and loft access.

### First Floor Landing



Incorporating a built in storage cupboard.



**Bedroom One 14'3" x 8'9" (4.345m x 2.674m)**



A double bedroom incorporating a double glazed window to front, double glazed window to side and a radiator.



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

**Bedroom Three 7'11" x 7'5" (2.436m x 2.278m)**



Incorporating a double glazed window to front and a radiator.



### Bathroom 8'2" x 5'7" (2.492m x 1.716m)

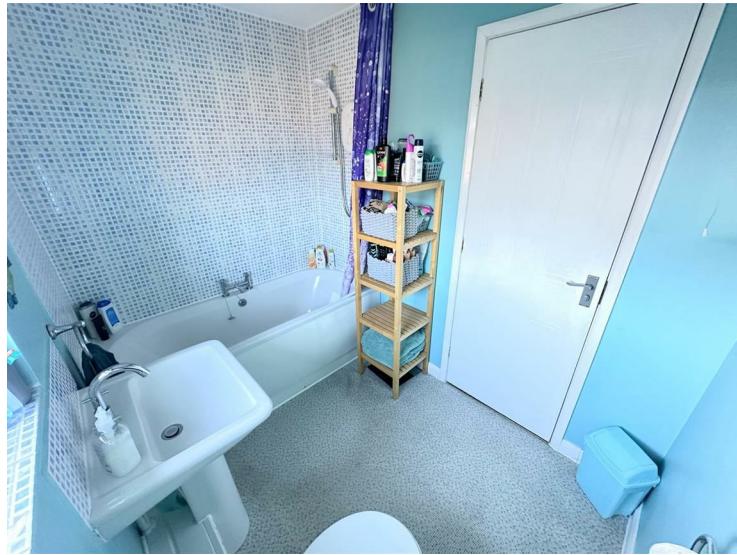


Incorporating a three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Double glazed obscured window to rear, radiator, tiled splash areas and extractor fan.

### Outside



The property is approached by on site parking leading to the garage. There is also a lawn area and gated access to side rear garden. To the rear of the property there is a good sized enclosed garden with lawn area, patio seating area, outside tap and a timber decked seating area.





### Garage 18'0" x 8'8" (5.495m x 2.660m)

Incorporating an up and over door, power, lighting, plumbing for a washing machine, door to side and loft access.

### 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/7021-7897-0660-9007-0613>

### Tenure

The property is Freehold.

### Council Tax

The property is in Council Tax Band C.

### Estate Agents Note

Please note, the property has NEVER flooded.

### 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			
England & Wales		EU Directive 2002/91/EC	