



5 Hamilton Drive, Carlisle, Cumbria, CA2 4QS

Offers over £170,000

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom, bay fronted, semi detached house situated within a quiet side street in the ever popular Story Homes "The Ridings" Development which is located to the South of Carlisle City Centre. The property is close to a range of local amenities, regular bus routes and has excellent access to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, modern dining kitchen with double glazed bay window and a lounge with double glazed french doors to the rear garden. To the first floor there are three bedrooms, modern master en suite shower room and a modern bathroom. The property also benefits from double glazing, central heating, block paved on site parking for approximately two vehicles and landscaped garden to rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a family.

Directions

From Carlisle City Centre proceed South along Currock Road. At the round about take the second exit onto Blackwell Road. Continue on this road and onto Durdar Road. Turn left onto The Ridings Development. Continue on this road. Turn left onto Newbury Way. Follow the road and turn left onto Hamilton Drive. 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 radiator and stairs to the first floor.



Cloakroom/WC 2'11" x 5'6" (0.895m x 1.700m)



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



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Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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Dining Kitchen 8'4" x 16'6" max (2.560m x 5.033m max)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Integrated fridge, integrated freezer, integrated dishwasher, splash backs, 1.5 sink unit with mixer tap, double glazed bay window to front and a radiator.



Lounge. 11'10" x 15'7" (3.625m x 4.761m)



Incorporating double glazed french doors to rear, double glazed window to rear, radiator and under stairs storage cupboard.



First Floor Landing

Incorporating a built in storage cupboard and loft access.

Bedroom One 11'11" x 8'5" (3.643m x 2.580m)



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



En Suite Shower Room 3'11" x 8'5" (1.194m x 2.578m)



Incorporating a modern three piece suite comprising of a double shower cubicle, pedestal wash hand basin and WC. Tiled splash areas, extractor fan, radiator and inset ceiling lights.



Bedroom Two 8'5" x 9'5" (2.577m x 2.893m)



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

Bedroom Three 6'9" x 8'6" (2.070m x 2.604m)



Incorporating a double glazed window to rear, radiator and built in storage cupboard.

Bathroom 5'5" x 6'9" (1.673m x 2.059m)



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

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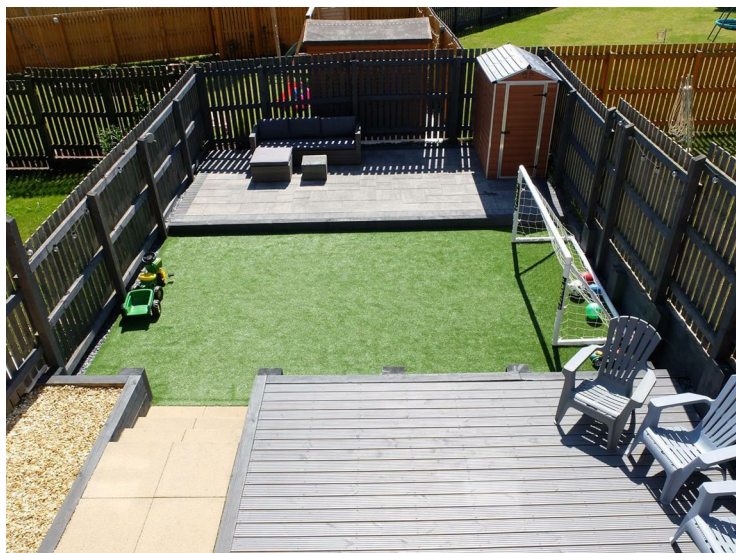
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Outside



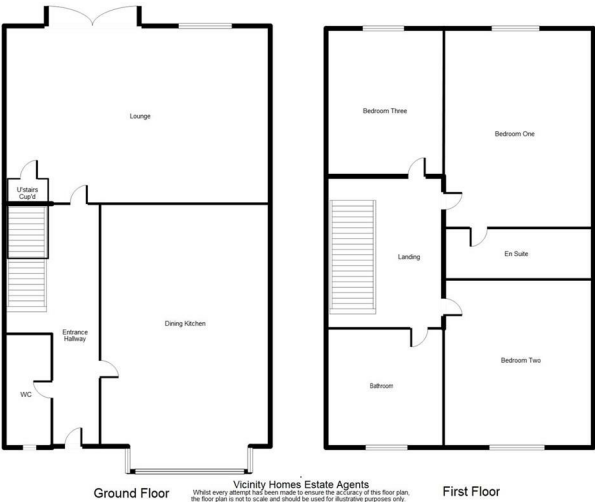
The property is approached by block paved on site parking for approximately two vehicles. To the rear of the property there is an enclosed landscaped garden with timber decked seating area, shillied area, patio seating area, artificial grass area, outside tap and gated access to the front.



EPC Band B

https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0945-3856-7561-9106-0705

Floor Plan



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

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 - Pollard Scott & Co. It is your decision whether you choose to deal with Pollard Scott & Co. In making that decision, you should know that we will receive commission from Pollard Scott & Co worth approximately £200 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.

