



24 Langdale Avenue, Carlisle, CA2 5QG

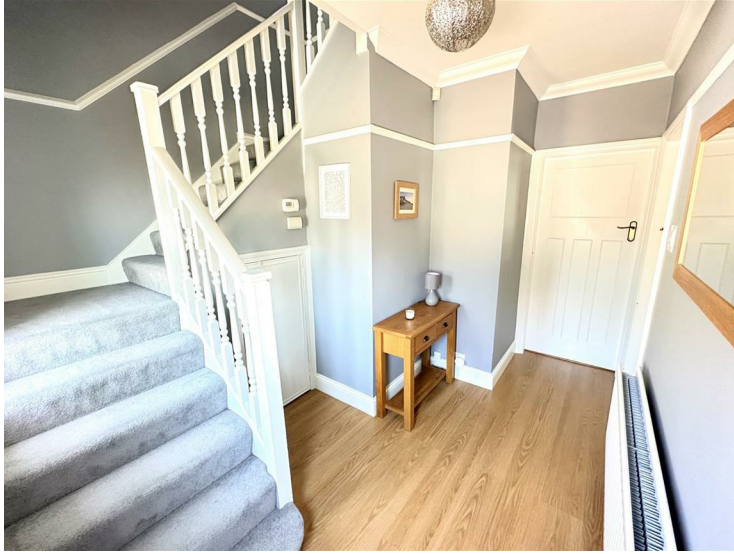
**Offers in the region of
£210,000**

Vicinity Homes are delighted to offer to the market this immaculately presented and extended, three bedroom, bay fronted semi detached house situated in a popular 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 City Centre and the Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge with bay window and multi fuel stove, sitting room, spacious dining kitchen and a utility room. To the first floor there are three good sized bedrooms, modern bathroom and a modern separate WC. The property also benefits from double glazing, central heating, block paved on site parking for two/three vehicles, detached garage and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family!

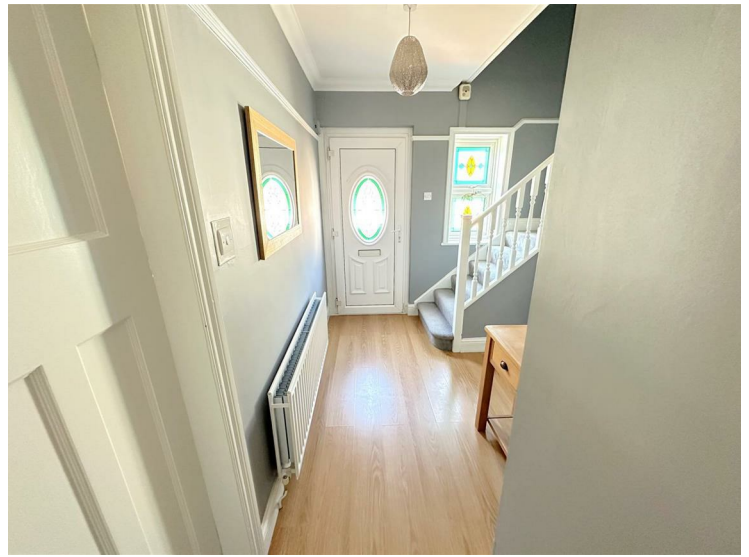
Directions

From Carlisle City Centre proceed West along Castle Way and turn left at the traffic lights onto Shaddongate. Continue straight ahead onto Dalston Road. Turn right onto Bedford Road and left onto Skiddaw Road. Turn left again onto Langdale Avenue. 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 side, incorporating a double glazed obscured window to side, radiator, laminate floor, under stairs storage cupboard, coving to the ceiling and stairs to the first floor.



Lounge 12'6" x 11'9" max (3.821m x 3.601m max)



Incorporating a double glazed bay window to front, radiator, multi fuel stove and coving to the ceiling.

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Sitting Room 14'0" x 9'10" (4.274m x 3.014m)



Incorporating a double glazed window to front, radiator and a feature fireplace with surround, inset and hearth.



Dining Kitchen 15'10" x 12'2" (4.830m x 3.719m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated double oven and integrated hob with cooker hood over. Tiled splash areas, sink unit with mixer tap, integrated dishwasher and integrated fridge. Double glazed window to rear, radiator, Karndean flooring, inset ceiling lights, plinths lights and coving to the ceiling.



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Utility Room 8'9" x 8'1" (2.685m x 2.483m)



Incorporating a range of fitted wall and base units with complementary work surface over, plumbing for a washing machine, space for a tumble dryer and space for a fridge/freezer. Double glazed obscured window to rear, radiator, panelled ceiling, inset ceiling lights, loft access, built in storage cupboard and door to rear.

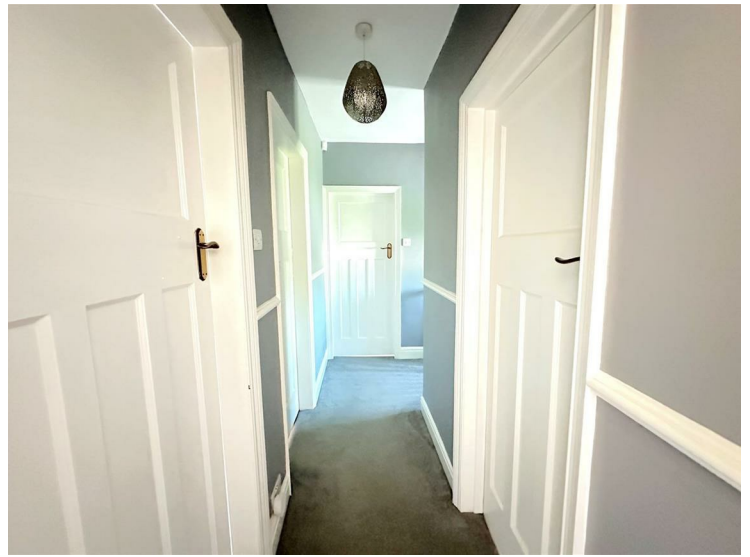


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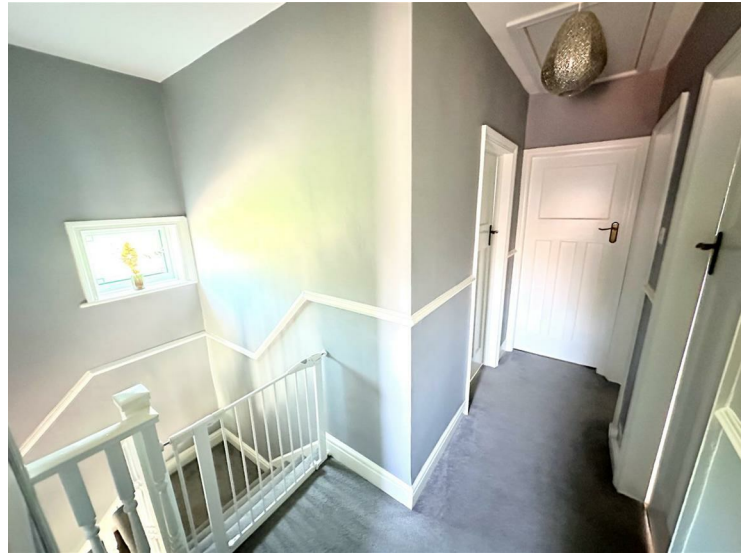
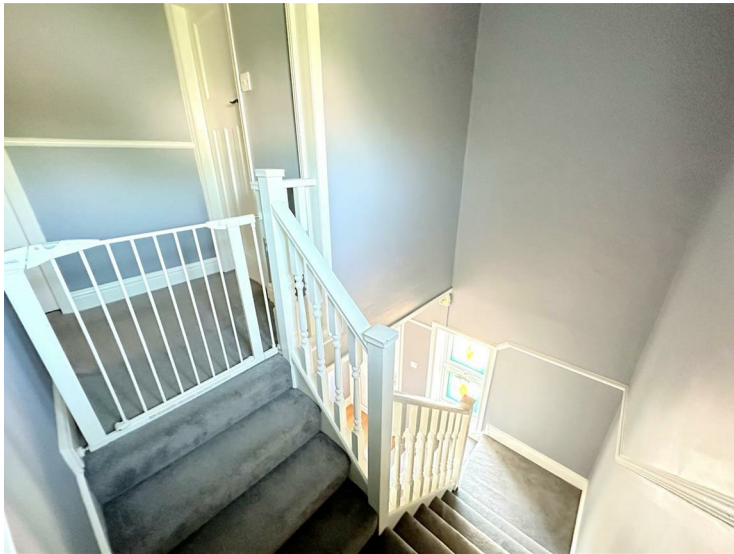
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First Floor Landing



Incorporating a double glazed obscured window to side and loft access with a pull down ladder.

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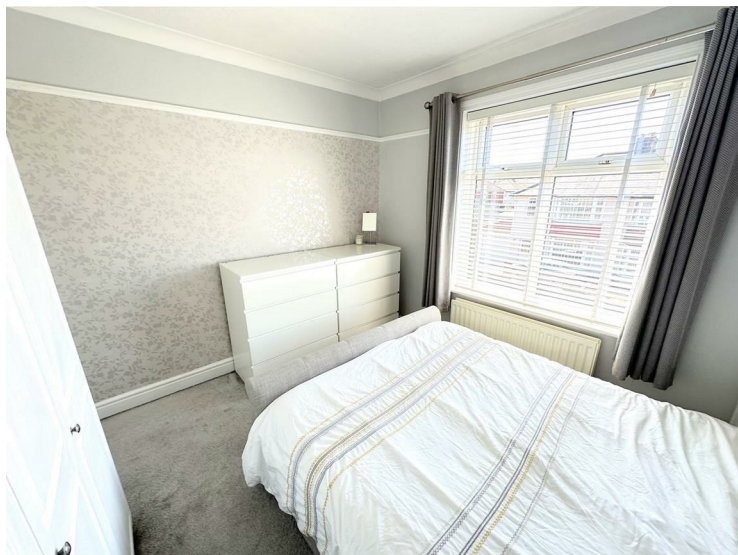
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Bedroom One 11'5" x 10'5" (3.488m x 3.176m)



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



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Bedroom Two 10'5" x 9'10" max (3.193m x 3.007m max)



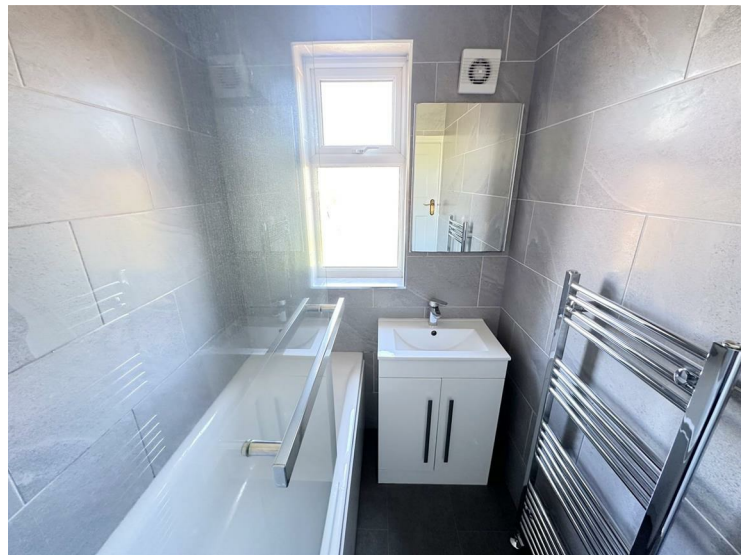
A double bedroom incorporating a double glazed window to front, radiator and coving to the ceiling.

Bedroom Three 10'1" x 7'2" (3.079m x 2.206m)



Incorporating a double glazed window to rear and a radiator.

Bathroom 5'4" x 4'11" (1.647m x 1.499m)



Incorporating a modern two piece suite comprising of a bath with shower over and a wash hand basin set to vanity unit. Double glazed obscured window to rear, heated towel rail, tiling to all walls, inset ceiling lights, panelled ceiling and extractor fan.



Separate WC 4'9" x 4'7" (1.453m x 1.409m)



Incorporating a pedestal wash hand basin, WC, double glazed obscured window to side, radiator, tiling to all walls, panelled ceiling and inset ceiling lights.

Outside



The property is approached by block paved on site parking for two/three vehicles leading to the detached garage, lawn area, flower and shrub beds and an outside tap. To the rear of the property there is an enclosed garden with block paved seating areas, shillied area, outside tap and gated access to the front.



Detached Garage 23'1" x 11'4" (7.058m x 3.476m)

Incorporating an up and over door, power, lighting, two double glazed windows to side, door leading into the garage and a boarded loft area for further storage.

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Floor Plan



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

EPC Band C

<https://find-energy-certificate.service.gov.uk/energy-certificate/0159-2809-7673-9593-5695>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band B.

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	71	82
	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		
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Not environmentally friendly - higher CO ₂ emissions		
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