Vicinity Homes

ESTATE AGENTS & VALUERS

VH

32 Windsor Way, Carlisle, CA3 0QE

Offers in the region of £189,950

Vicinity Homes are delighted to offer to the market this immaculately presented, three double bedroom end town house situated within the popular Persimmon Homes Tarraby View Development to the North 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 is split over three floors and briefly comprises of an entrance vestibule, lounge, inner hallway, cloakroom/WC and a modern dining kitchen with double glazed french doors to the rear garden. To the first floor there are two double bedrooms and a modern bathroom. To the second floor there is a master double bedroom with a modern en suite shower room. The property also benefits from double glazing, central heating, on site parking and an established rear garden. Viewing is absolutely essential to appreciate the accommodation on offer. An ideal purchase for first time buyers or a family.

Directions

Proceed North up Stanwix Bank and onto Scotland Road. Continue heading North on Kingstown Road and turn right at the traffic lights onto Windsor Way. The property is situated on the right hand side and can be identified by our "For Sale" sign.

Entrance Vestibule

Approached by a door to front, incorporating a radiator.

Lounge 14'9" x 11'10" (4.513m x 3.619m)

Incorporating a double glazed window to front, radiator and under stairs storage cupboard.

Inner Hallway

Incorporating stairs to the first floor.

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Cloakroom/WC 4'4" x 3'7" (1.330m x 1.114m)

Incorporating a pedestal wash hand basin, WC, radiator, extractor fan and tiled splash areas.

Dining Kitchen 11'9" x 8'10" max x 7'10" min (3.605m x 2.697m max x 2.391m min)

Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Space for a fridge/freezer, 1.5 sink unit with mixer tap and plumbing for a washing machine. Double glazed window to rear, double glazed french doors to rear and a radiator.

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First Floor Landing

Incorporating a radiator and stairs to the first floor.

Bedroom Two 11'11" x 10'5" (3.633m x 3.177m)

A double bedroom incorporating two double glazed windows to front and a radiator.

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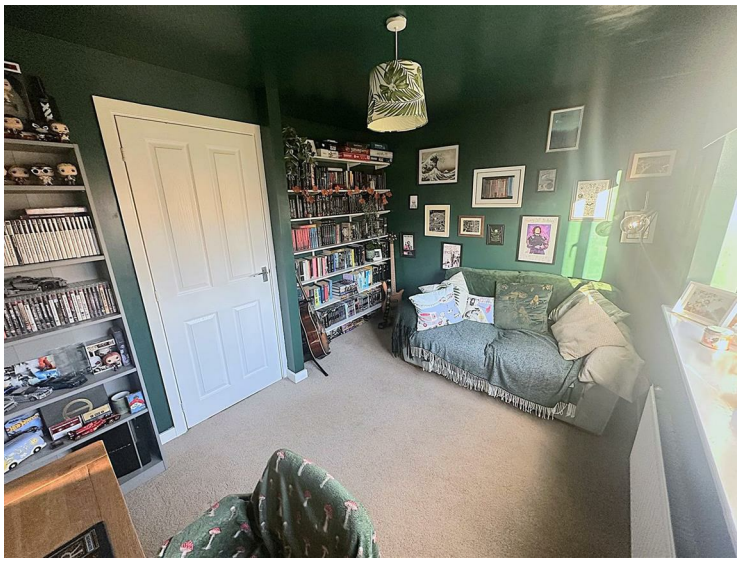

Bedroom Three 11'10" x 9'0" (3.615m x 2.754m)

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

Bathroom 7'11" x 5'6" (2.422m x 1.698m)

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

Second Floor Landing
Incorporating a built in storage cupboard.

Bedroom One 17'0" max x 13'3" min x 8'6" (5.192m max x 4.060m min x 2.602m)

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

En Suite Shower Room 11'0" x 4'10" (3.378m x 1.474m)

Incorporating a modern three piece suite comprising of a shower cubicle, pedestal wash hand basin and WC. Double glazed skylight to rear, radiator, tiled splash areas and extractor fan.

Outside

The property is approached by a driveway and flower & shrub beds. To the rear of the property there is an established garden with a patio seating area, flower and shrub beds and gated access to the side.

Floor Plan

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

EPC Band B

https://find-energy-certificate.service.gov.uk/energy-certificate/0856-3886-7661-9828-0755

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band B.

Estate Agents Note

Please note, we have been informed there is a management fee for the upkeep of the Development which is currently £149.00 per year.

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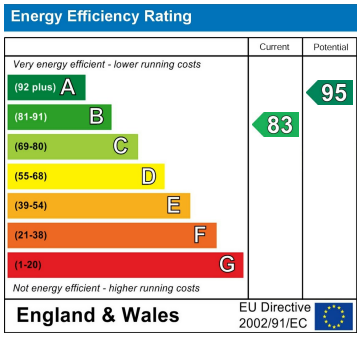
Viewings
Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: sales@vicinityhomes.co.uk.

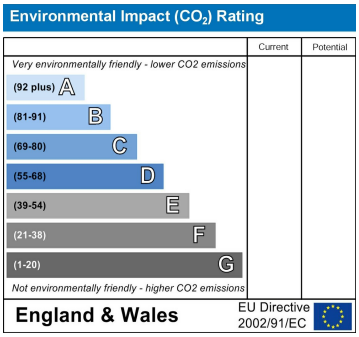
Referral Fees
We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates. It is your decision whether you choose to deal with Fisher Financial Associates. In making that decision, you should know that we will receive commission from the company worth approximately £50 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.





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