



**102 Springfield Road, Carlisle, CA1 3QU**

**Offers in the region of  
£135,000**

Vicinity Homes are delighted to offer to the market this three double bedroom mid link house situated within a cul-de-sac location in 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, M6 and City Bypass. The accommodation briefly comprises of an entrance hallway, dining lounge, modern kitchen with integrated appliances and a passage way. To the first floor there are three double bedrooms and a modern bathroom. The property also benefits from double glazing, central heating and gardens. Viewing is highly recommended to appreciate the accommodation on offer. An ideal purchase for first time buyers, investors or a family.

### Directions

Proceed South along London Road. Turn left onto Eastern Way and right onto Arnside Road. Turn left onto Pennine Way then right onto Springfield Road. Turn right into the cul-de-sac, the property can be identified by our "For Sale" sign.

### Entrance Hallway



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



### Dining Lounge 18'7" x 12'0" (5.680m x 3.662m)



Incorporating a double glazed window to front, double glazed window to rear and two radiators.



[www.vicinityhomes.co.uk](http://www.vicinityhomes.co.uk)

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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**Kitchen 11'4" x 7'0" (3.475m x 2.151m)**



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Sink unit with mixer tap, integrated fridge/freezer and integrated dishwasher. Double glazed window to rear, radiator, panelled ceiling, extractor fan and built in storage cupboard.

**Passage Way 12'11" x 4'2" (3.943m x 1.278m)**

Incorporating a door to front, door to rear, tap, plumbing for a washing machine, power and lighting.

## First Floor Landing



Incorporating a built in storage cupboard and loft access.

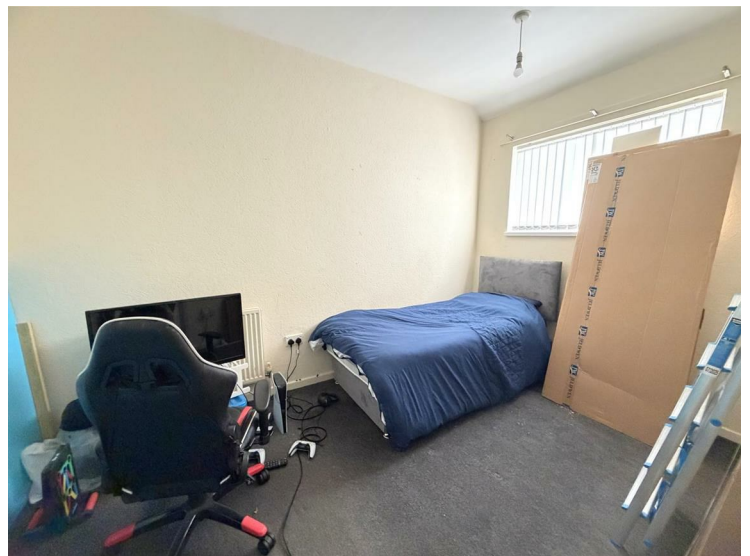
## Bedroom One 15'5" x 8'11" (4.718m x 2.727m)



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



## Bedroom Two 12'10" x 8'0" (3.914m x 2.460m)



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

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### Bedroom Three 11'1" x 9'5" (3.394m x 2.889m)



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

### Bathroom 6'4" x 5'5" (1.951m x 1.674m)



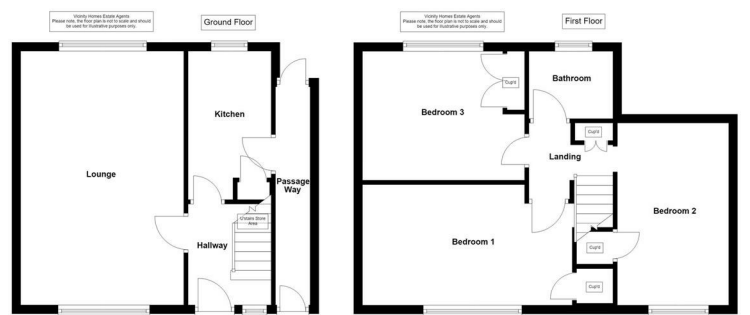
Incorporating a modern bathroom three piece suite comprising of a bath with shower over & shower attachment, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, heated towel rail, splash boards and extractor fan.

### Outside



The front garden is shillied. To the rear of the property there is a shillied garden with gated access to the rear.

### 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/8505-0116-7929-8896-0213>

### 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](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

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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.

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**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.

