



40 Keenan Road, Carlisle, CA1 3UF

Offers over £240,000

Vicinity Homes are delighted to offer to the market this spacious, double fronted, four bedroom detached house situated within the popular Gleeson Homes Moorside Place Development which is located to the South of the City Centre. The property is close to a range of local amenities, regular bus routes, popular Primary Schools and has excellent access to the City Centre, Southern City Bypass and the M6 Motorway. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, lounge with french doors to the garden, utility room and a dining kitchen. To the first floor there are four good sized bedrooms, master en suite shower room and a family bathroom. The property also benefits from double glazing, central heating, driveway, detached garage and gardens. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family.

Directions

Proceed South along London Road. Turn left onto Cumwhinton Road. Take the first left onto Garlands Road. Turn left onto Hunters Crescent and left onto Moorside Drive. Continue on this road into the Gleeson Homes Development. Turn left onto Keenan Road. The property is situated on the right hand side and can be identified by our "For Sale" sign.

Entrance Hallway



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



Lounge 17'3" x 10'2" (5.277m x 3.112m)



Incorporating a double glazed window to front, double glazed french doors to rear and a radiator.



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Utility Room 6'4" x 5'0" (1.949m x 1.548m)



Cloakroom/WC 5'5" x 2'11" (1.676m x 0.907m)



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

Incorporating a fitted base units with complementary work surface over, plumbing for a washing machine, door to rear, radiator and extractor fan.

Dining Kitchen 17'3" x 9'7" (5.260m x 2.929m)



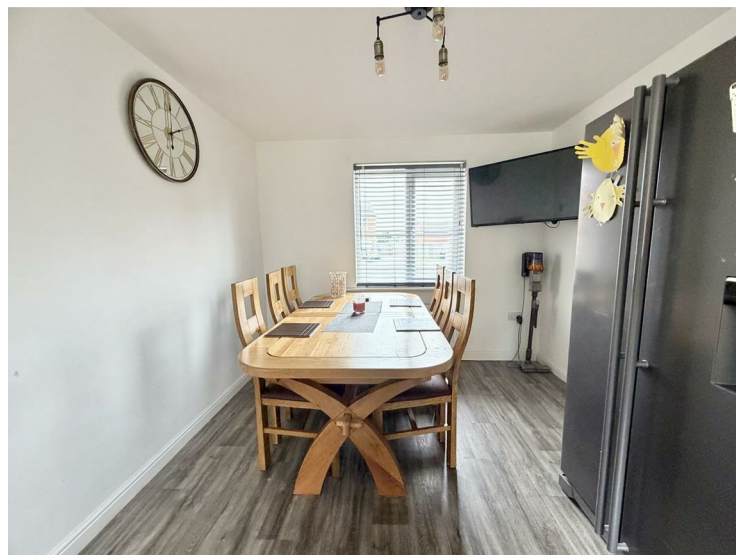
Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Sink unit with mixer tap, plumbing for a dishwasher, space for a fridge/freezer, double glazed window to front, double glazed window to rear and a radiator.

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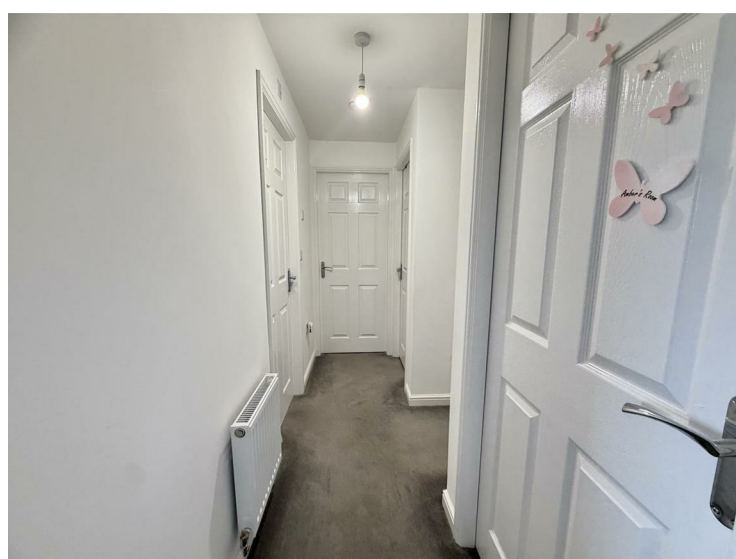
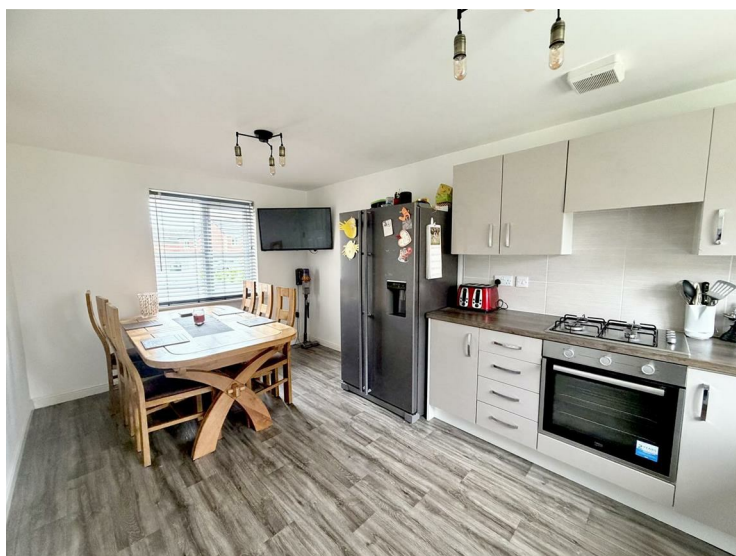
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First Floor Landing



Incorporating a radiator and loft access.



Bedroom One 13'10" x 8'2" (4.225m x 2.505m)



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



En Suite Shower Room 6'11" x 5'4" (2.129m x 1.627m)



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



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Bedroom Two 11'5" x 8'9" (3.504m x 2.675m)



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

Bedroom Three 9'10" x 8'2" (3.012m x 2.503m)



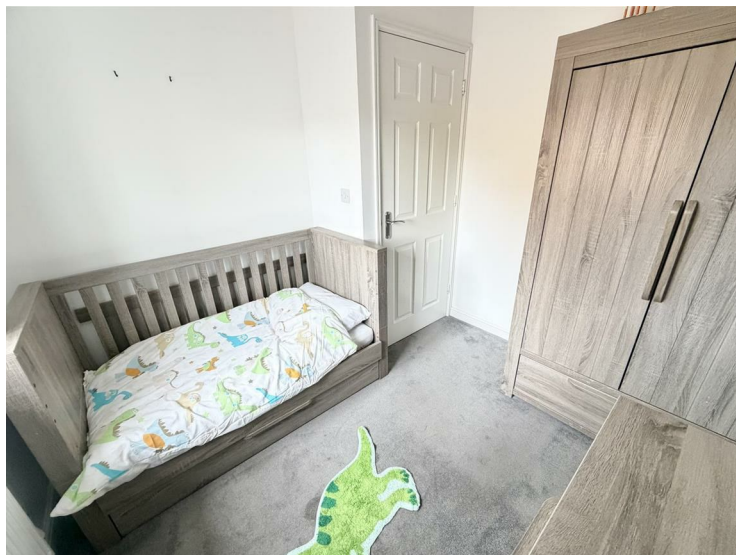
A double bedroom incorporating a double glazed window to front and a radiator.



Bedroom Four 8'9" max x 8'5" max (2.682m max x 2.567m max)



Incorporating a double glazed window to rear and a radiator.



Bathroom 6'9" x 5'7" (2.066m x 1.710m)



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 a lawn area. To the rear of the property there is a good sized garden with patio seating area, lawn area, outside tap and access to the driveway and detached garage.

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EPC Band B

<https://find-energy-certificate.service.gov.uk/energy-certificate/3191-3411-8532-1124-6993>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band D.

Estate Agents Note

Please note, whilst there is no upkeep fee at present, we have been informed the development will have an upkeep fee once the development is finished.

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

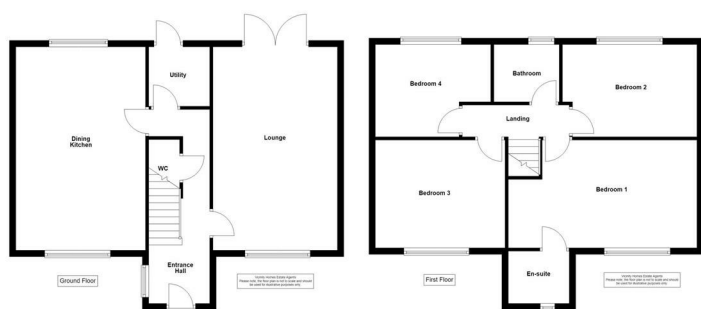
We would be pleased to provide you with a free, no obligation valuation for your home. Please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk to arrange an appointment.



Garage 16'10" x 9'0" (5.136m x 2.754m)

Incorporating an up and over door.

Floor Plan



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	83	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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