



**7 Hillcrest Avenue, Carlisle, Cumbria, CA1 2QJ**

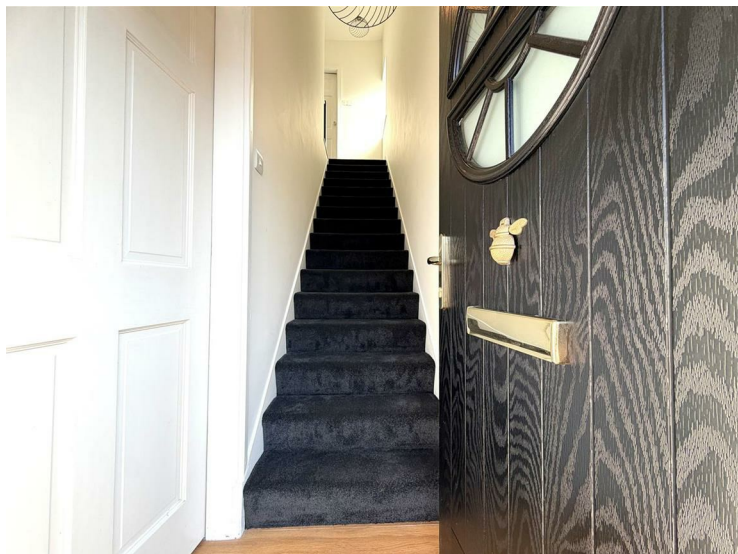
**Offers over £170,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, bay fronted and extended, two double bedroom semi detached house situated within a popular residential area to the South 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 & the M6 Motorway. The accommodation briefly comprises of an entrance hall, lounge with multi fuel stove, modern kitchen, dining room and sitting room with french doors. To the first floor there are two double bedrooms and a modern shower room. The property also benefits from double glazing, central heating, on site parking, garage and a long rear garden. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers!

### Directions

Proceed South along London Road. Turn left onto Hillcrest Avenue and then first right. The property is situated on the left hand side and can be identified by our "For Sale" sign.

### Entrance Hall

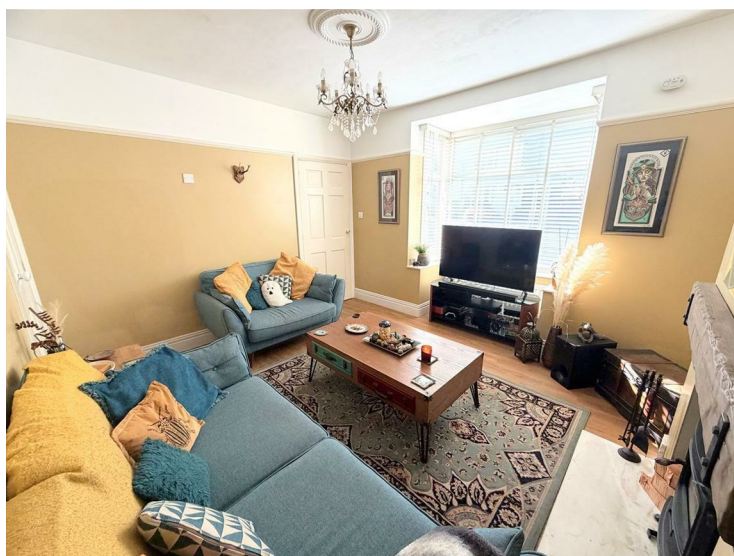


Approached by a door to front, incorporating a radiator, vinyl flooring and stairs to the first floor.

Lounge 13'2" x 13'0" max x 11'0" min (4.034m x 3.966m max x 3.353m min)



Incorporating a double glazed bay window to front, radiator, vinyl flooring and a multi fuel stove.



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

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**Modern Kitchen 17'7" x 7'9" max x 6'3" min (5.360m x 2.379m max x 1.918m min)**



Incorporating a range of modern fitted wall and base units with complementary work surface over, oven point and cooker hood over. Tiled splash areas, 1.5 sink unit with mixer tap, integrated washing machine, space for a fridge/freezer and integrated microwave. Double glazed window to rear, double glazed Vista Panel window to rear, double glazed window to side and door to side. Radiator, laminate floor, coving to the ceiling, inset ceiling lights and built in storage cupboard.



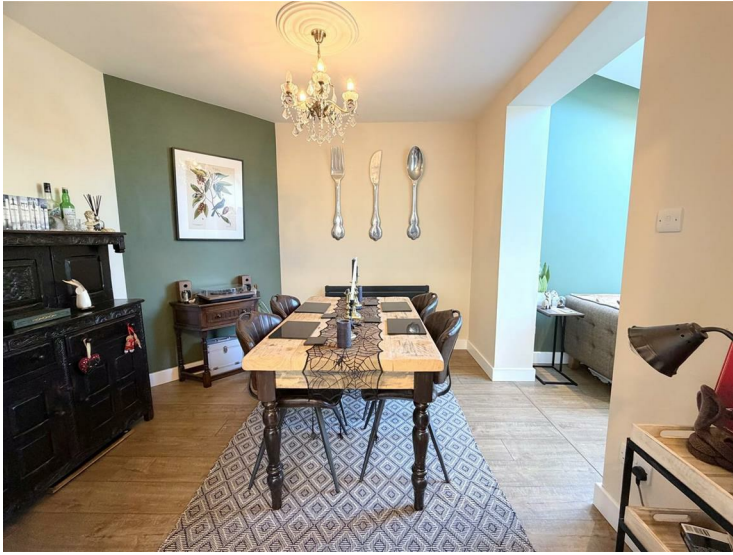
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**Dining Room 10'6" x 9'10" (3.217m x 2.998m)**



Incorporating laminate floor and a radiator.



**Sitting Room 8'9" x 6'6" (2.669m x 1.985m)**



Incorporating a double glazed Vista Panel window to rear, double glazed french doors to rear, laminate floor, radiator and inset ceiling lights.

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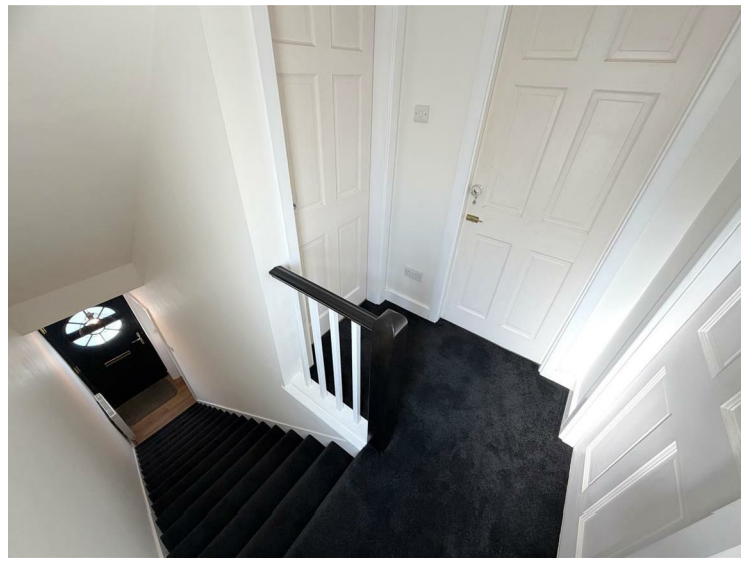
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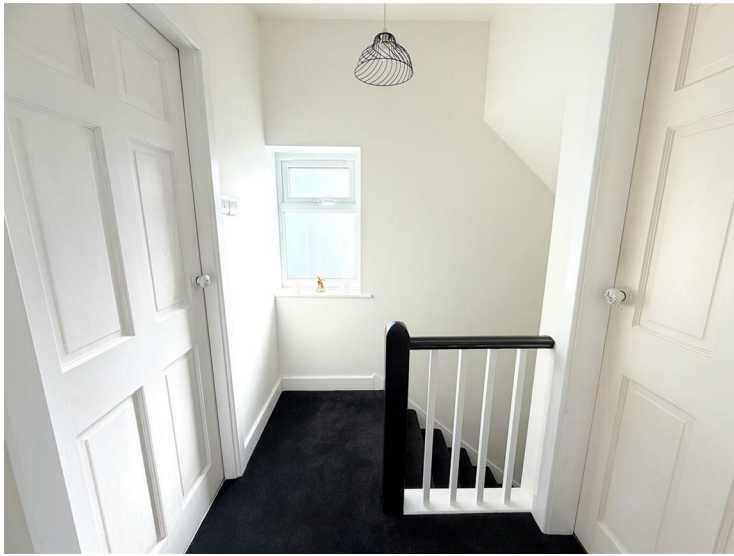
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**First Floor Landing**



**Bedroom One 12'0" x 13'5" max x 10'10" min (3.666m x 4.111m max x 3.325m min)**



Incorporating a double glazed obscured window to side and loft access.



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

**Bedroom Two 10'8" x 9'10" (3.252m x 3.004m)**



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

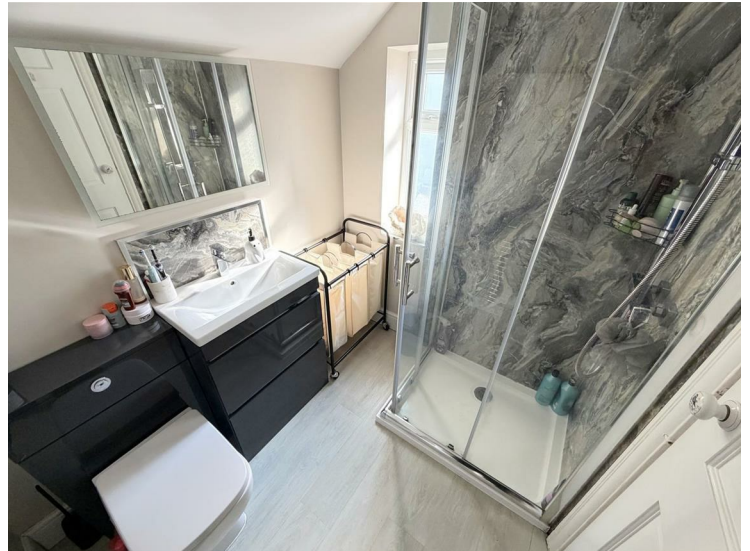


### [View From Bedroom Two](#)



There are views over the rear garden from Bedroom Two.

### [Shower Room 6'4" x 5'6" \(1.943m x 1.679m\)](#)



Incorporating a modern three piece suite comprising of a shower cubicle with waterfall shower & attachment, wash hand basin set to a vanity unit and WC. Double glazed obscured window to side, heated towel rail, tiled splash areas, vinyl flooring and inset ceiling lights.

## Outside



The property is approached by a patio seating area with flower and shrub beds and on site parking with double gated access providing further parking to the side. At the side of the house there is an out building which goes under the stairs and has power, lighting and the boiler. The driveway extends to the garage. To the rear of the property there is a long garden with patio seating areas, lawn area, flower & shrub beds, mature trees, outside tap and a garden shed.



## Garage 20'5" x 7'7" (6.225m x 2.333m)

Incorporating an up and over door, two windows to side, window to rear, door to side, power and lighting.

## 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/0976-1211-4406-8026-0900>

## 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](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 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](mailto: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](mailto: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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | 83        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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