



16 Parham Drive, Carlisle, CA2 7RP

Offers over £180,000

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom, bay fronted, detached family home situated within a cul-de-sac in a popular development to the West 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 City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, lounge and dining kitchen with french doors to the garden. To the first floor there are three bedrooms, master en suite shower room and a bathroom. The property also benefits from double glazing, central heating, on site parking for two vehicles and rear garden. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a family. The property is offered to the market with no onward chain.

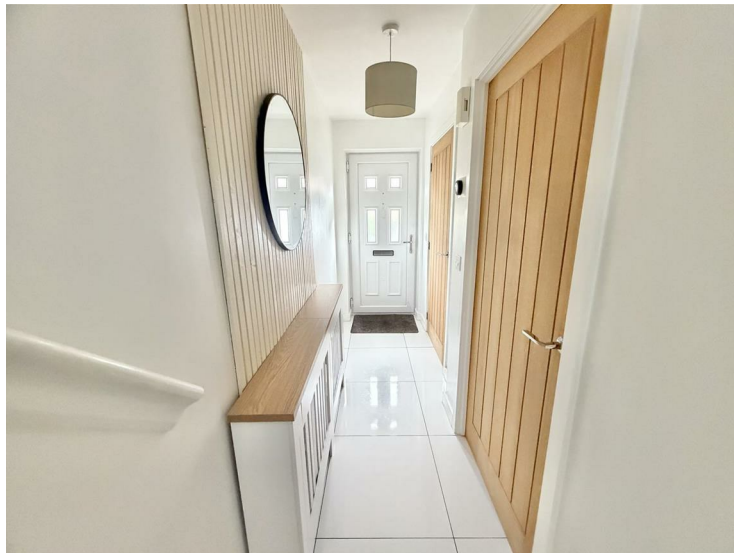
Directions

Proceed West along Wigton Road. Turn right at the traffic lights onto Orton Road. Turn right onto Dobinson Road and left onto Parham Drive. Turn right into the cul-de-sac. The property is situated in the corner and can be identified by our "For Sale" sign.

Entrance Hallway



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



Cloakroom/WC 5'5" x 3'0" (1.653m x 0.921m)



Incorporating a pedestal wash hand basin, WC, double glazed obscured window to front, radiator, tiled floor and inset ceiling lights.

Lounge 16'8" max x 12'0" (5.094m max x 3.677m)



Incorporating a double glazed bay window to front, two radiators, tiled floor, coving to the ceiling and under stairs storage cupboard.

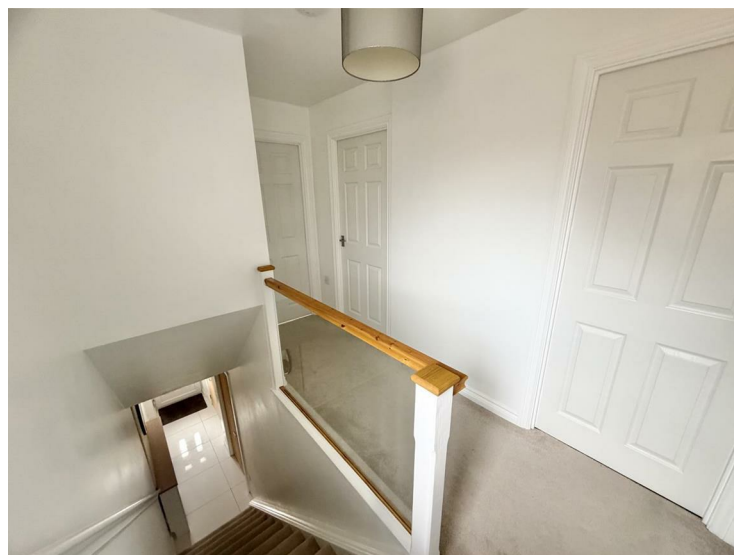
Dining Kitchen 15'5" x 10'0" (4.705m x 3.049m)



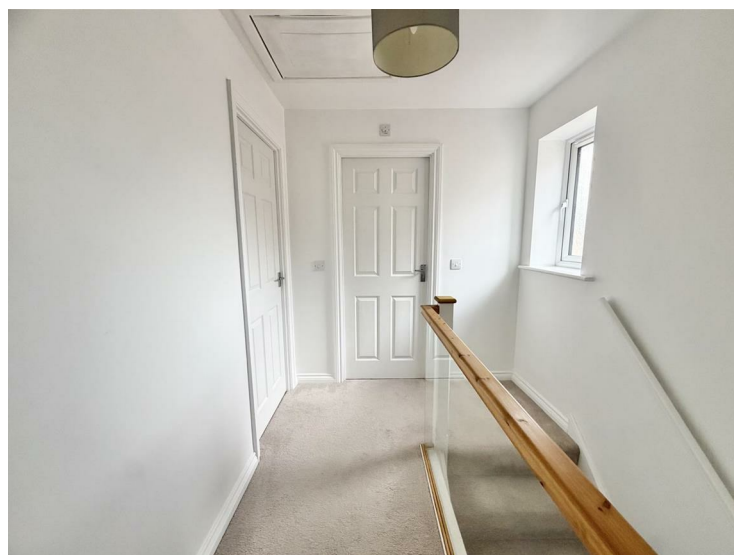
Incorporating a range of fitted wall and base units with complementary work surface over, breakfast bar, integrated oven and integrated hob with cooker hood over. Sink unit with mixer tap, tiled splash areas, plumbing for a washing machine and space for a fridge/freezer. Double glazed window to rear, double glazed french doors to rear, radiator, tiled floor and inset ceiling lights.



First Floor Landing



Incorporating a double glazed obscured window to side, loft access and built in storage cupboard housing the boiler.



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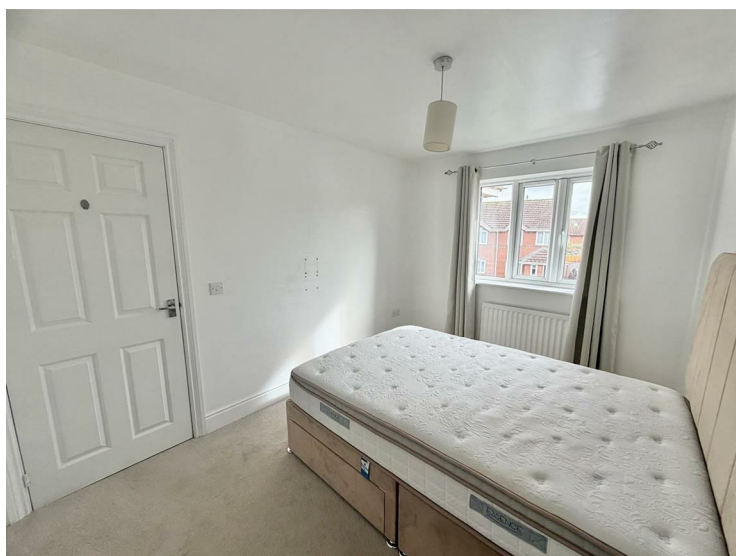
Bedroom One 11'11" x 8'5" (3.638m x 2.585m)



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



En Suite Shower Room 8'7" x 3'3" (2.622m x 1.008m)



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

Bedroom Two 9'10" x 8'7" (3.016m x 2.634m)

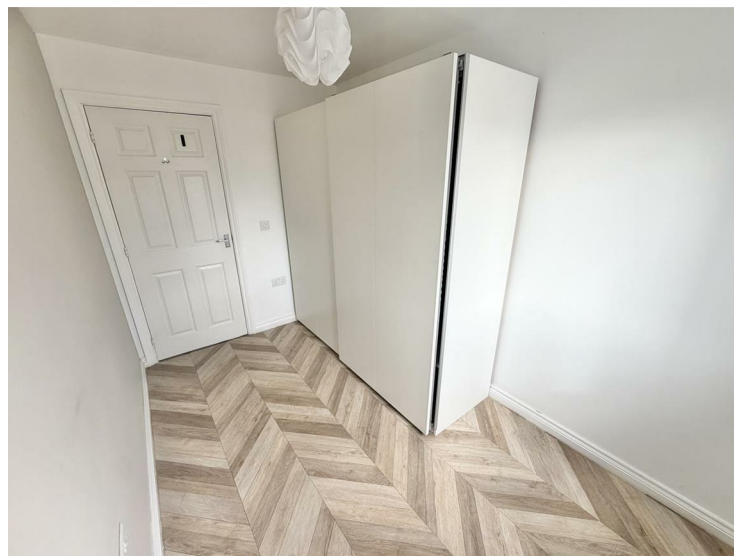


A double bedroom incorporating a double glazed window to rear and a radiator.

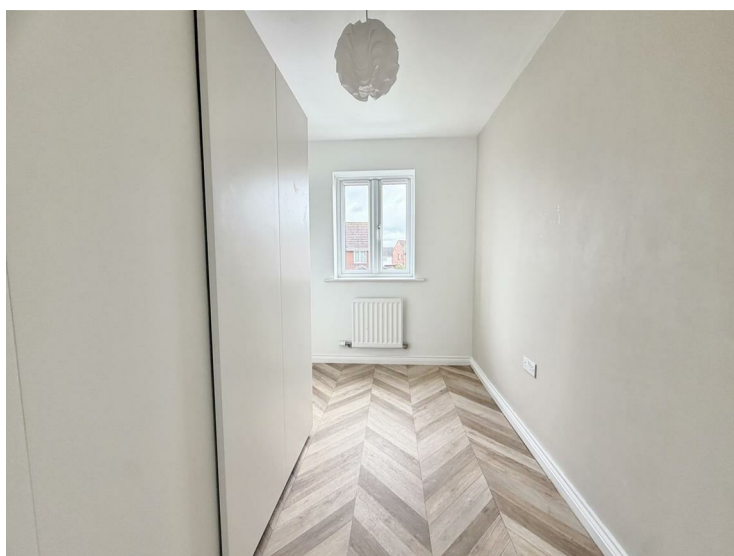




Bedroom Three 10'10" x 6'8" (3.306m x 2.057m)



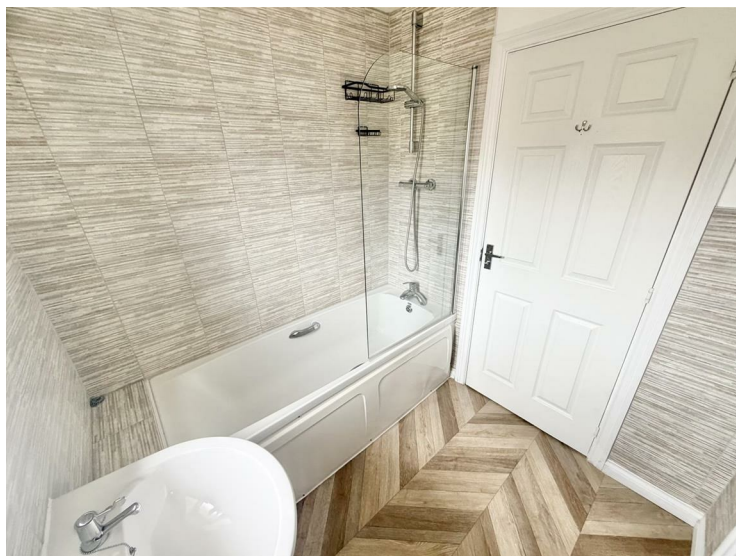
Bathroom 6'6" x 6'2" (1.999m x 1.889m)



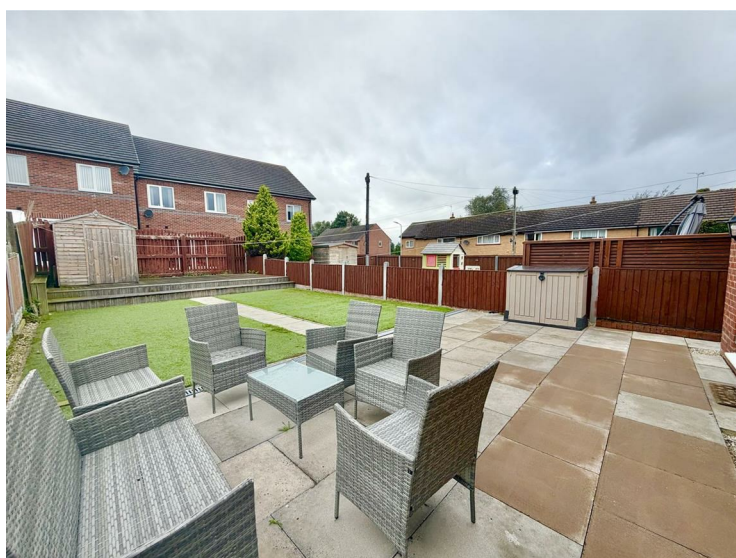
Incorporating a double glazed window to front and a radiator.



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, inset ceiling lights and extractor fan.



Outside



The property is approached by on site parking for approximately two vehicles and lawn area. To the rear of the property there is an enclosed garden with patio seating area, artificial grass area, timber decked seating area, outside tap and gated access to front.

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/9380-2770-4100-2629-8005>

Council Tax

The property is in Council Tax Band C.

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.

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.

