



**27 Blackburn Drive, Carlisle, CA1 3HY**

**Offers over £230,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, three/four bedroom, bay fronted, link detached house situated within a sought after residential area to the South of Carlisle City Centre. This stunning family home is located on a no through road, tucked away off Cumwhinton Road and is close to a range of local amenities, regular bus route, popular Primary & Secondary 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, dining lounge with french doors, modern kitchen with a range of integrated appliances, utility room and a sitting room/fourth bedroom. To the first floor there are three bedrooms and a family bathroom. The property also benefits from double glazing, central heating, on site parking for two vehicles and a good sized garden to rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family.



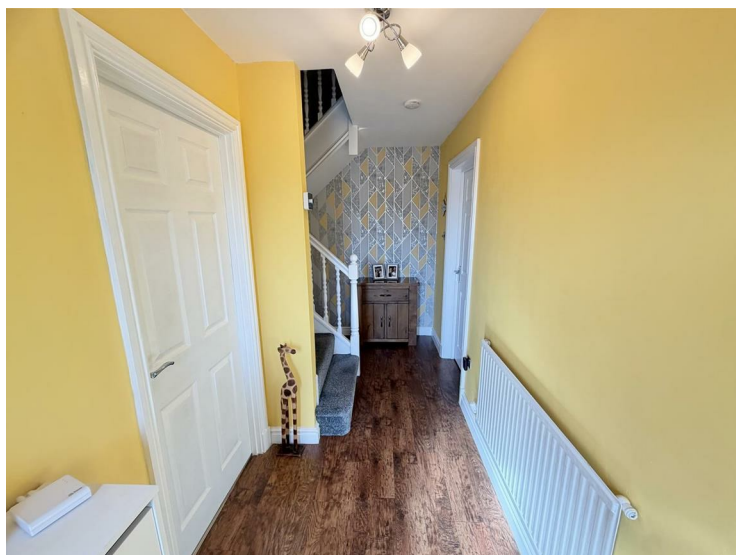
### Directions

From Carlisle City Centre proceed South along London Road. Turn left onto Cumwhinton Road and left again onto Longdyke Drive. Turn left onto Simmerson Drive, left again onto Blackburn Drive and the property is situated on the left hand side.

### Entrance Hallway



Approached by a door to front, incorporating a radiator, Karndean flooring, under stairs storage cupboard and stairs to the first floor.



### Cloakroom/WC 6'8" x 3'9" (2.043m x 1.164m)



Incorporating a pedestal wash hand basin, WC, tiled splash areas and double glazed obscured window to front.

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Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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**Dining Lounge 24'1" max x 20'11" min x 10'10" max**  
**(7.349m max x 6.395m min x 3.315m max)**



Incorporating a double glazed bay window to front, double glazed french doors to rear, two radiators and Karndean flooring.



**Kitchen 11'7" x 7'4" (3.540m x 2.260m)**



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Integrated microwave, integrated dishwasher, 1.5 sink unit with mixer tap, double glazed window to rear, inset ceiling lights and LVT flooring.



**Utility Room 8'10" x 6'3" (2.701m x 1.922m)**



Incorporating modern fitted wall units, complementary work surface, plumbing for a washing machine and space for a tumble drier. Space for a fridge/freezer, door to rear, modern radiator, inset ceiling lights and LVT flooring.



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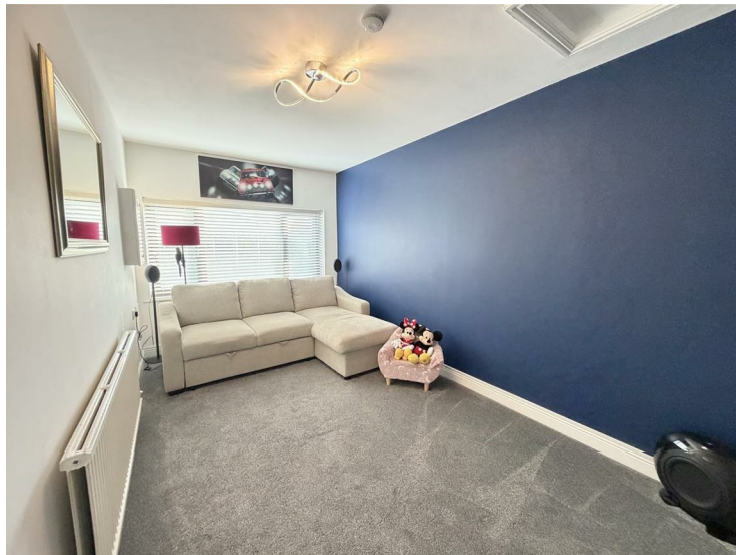
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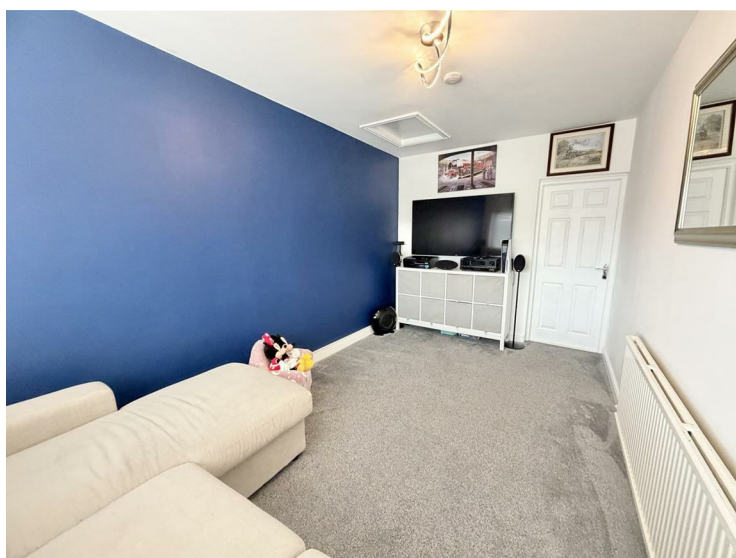
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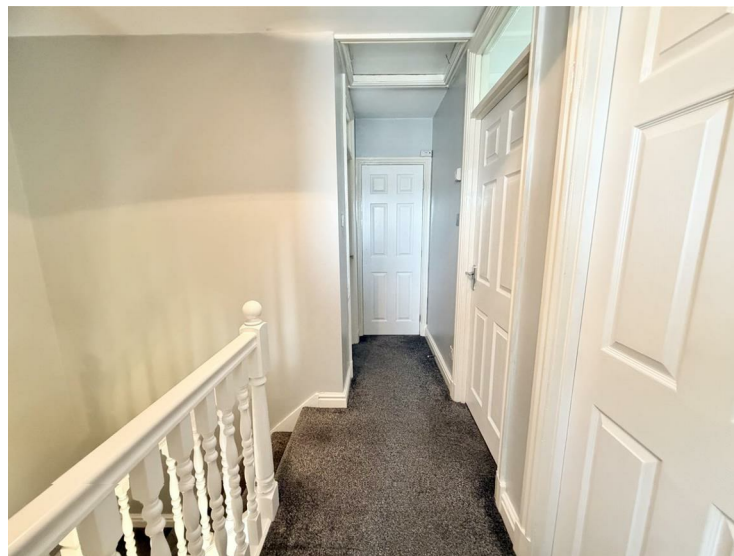
Sitting Room/Fourth Bedroom 16'3" x 8'9" (4.972m x 2.692m)



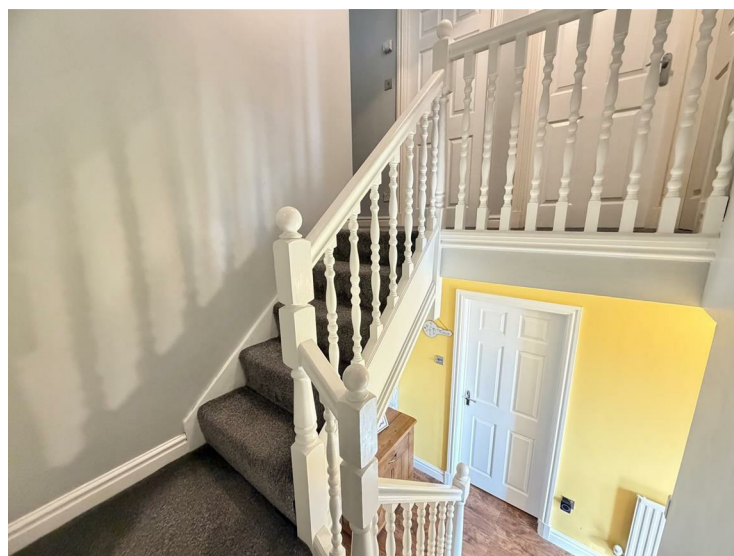
Incorporating a double glazed window to front, radiator and loft access.



First Floor Landing



Incorporating loft access and a built in storage cupboard housing the boiler.



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**Bedroom One 10'8" x 10'6" (3.274m x 3.209m)**



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



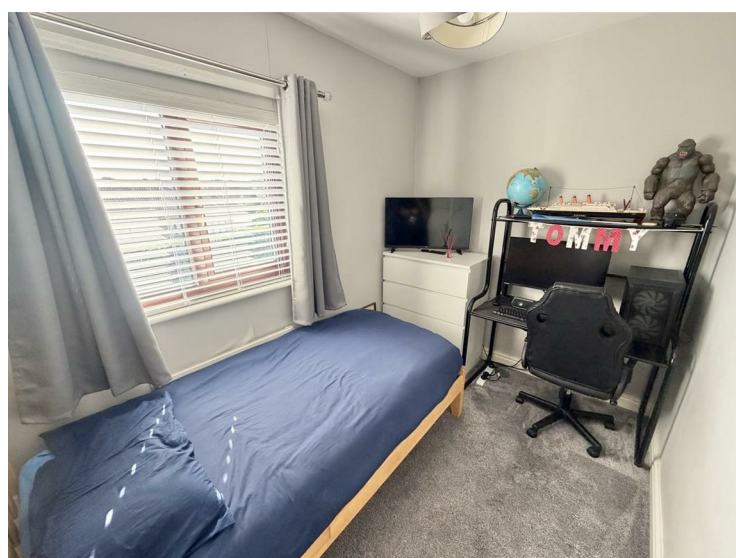
**Bedroom Two 10'6" x 10'0" (3.202m x 3.050m)**



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



**Bedroom Three 9'6" x 6'8" (2.911m x 2.037m)**



Incorporating a double glazed window to front and a radiator.





## Outside



## Bathroom 7'6" x 6'4" (2.303m x 1.936m)



Incorporating a three piece suite comprising of a bath with shower over, pedestal hand basin and WC. Double glazed obscured window to rear, heated towel rail, tiling to all walls, panelled ceiling, inset ceiling lights and extractor fan.

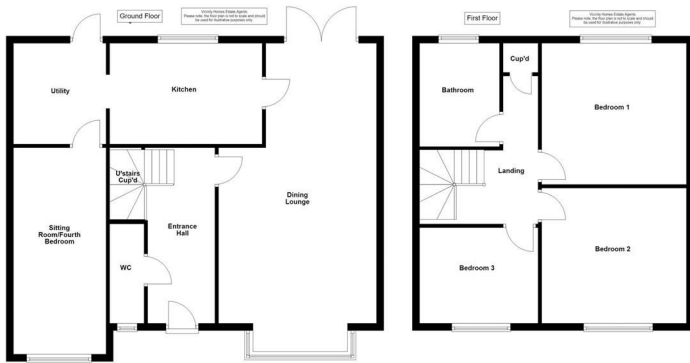
The property is approached by on site parking for two vehicles. To the rear of the property there is good sized garden with lawn area, patio seating area, outside hot tap, outside cold tap and gated access to the front.







## Floor Plan



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

## Tenure

The property is Freehold.

## EPC Band TBC

The previous EPC has expired. A new EPC has been ordered, more information to follow.

## Council Tax

The property is in Council Tax Band C.

## 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| 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 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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