Vicinity Homes

ESTATE AGENTS & VALUERS

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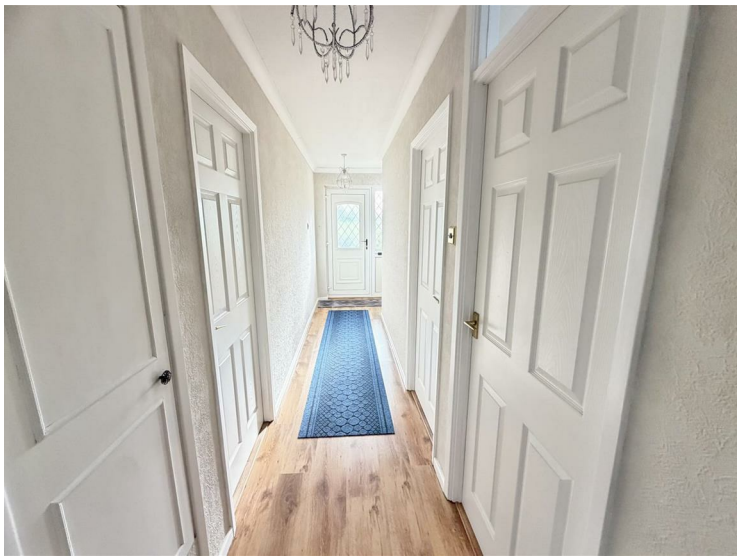
12 Kirkstone Crescent, Carlisle, Cumbria, CA2 5QW **Offers over £200,000**

Vicinity Homes are delighted to offer to the market this well presented, two double bedroom, semi detached bungalow situated on a sought after street to the West of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, 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, lounge, kitchen, dining room open to the sun room, two double bedrooms and a modern shower room. The property also benefits from double glazing, central heating, block paved on site parking leading to the integral garage and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. The property has no onward chain.

Directions

From Carlisle City Centre proceed West along Castle Way and turn left at the traffic lights onto Shaddongate. Turn right onto Scawfell Road and left onto Skiddaw Road. Turn left again onto Kirkstone Crescent. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Entrance Hallway



Approached by a door to front, incorporating a radiator, laminate floor, coving to the ceiling, built in storage cupboard and loft access.



Lounge 16'3" x 10'11" (4.978m x 3.351m)



Incorporating a double glazed window to front, radiator, coving to the ceiling and a feature fireplace with surround, inset and hearth.



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Kitchen 10'7" x 8'1" (3.227m x 2.464m)



Incorporating a range of fitted wall and base units with complementary work surface over, oven point, tiled splash areas and 1.5 sink unit with mixer tap. Plumbing for a washing machine, space for a fridge/freezer, double glazed window to rear, radiator and tiled floor.



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Open Plan Dining Room & Sun Room

Dining Area 11'11" x 6'2" (3.637m x 1.899m)



Incorporating a radiator and doors into the integral garage and kitchen. Open to the sun room.

Sun room 9'7" x 9'7" (2.935m x 2.926m)



Incorporating a door to rear, tiled floor and double glazed window to side.

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Bedroom One 13'3" x 9'4" (4.039m x 2.868m)





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



Bedroom Two 11'11" x 9'5" (3.636m x 2.882m)



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

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Shower Room 5'5" x 6'3" (1.652m x 1.911m)



Incorporating a modern three piece suite comprising of a shower cubicle, pedestal wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, tiling to all walls, panelled ceiling and extractor fan.



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Outside





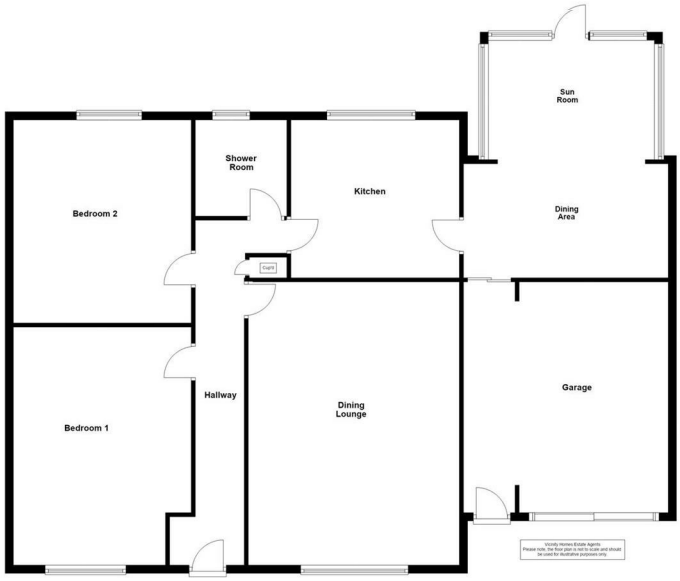
The property is approached by block paved on site parking leading to the integral garage. There is also a shillied front garden with flower and shrub beds. To the rear of the property there is a good sized enclosed garden with block paved seating area, lawn area, fruit trees, flower & shrub beds and an outside tap.



Garage 16'0" x 12'1" max (4.878m x 3.694m max)

Incorporating an up and over door, door to front, tap, power, lighting and door into the dining area.

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 D

https://find-energy-certificate.service.gov.uk/energy-certificate/9615-3006-2204-8059-5204

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.

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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

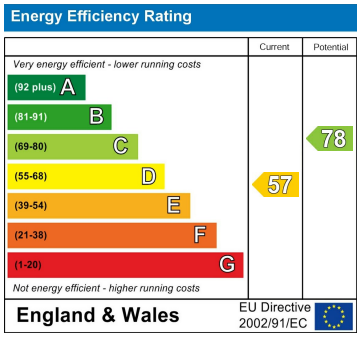
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

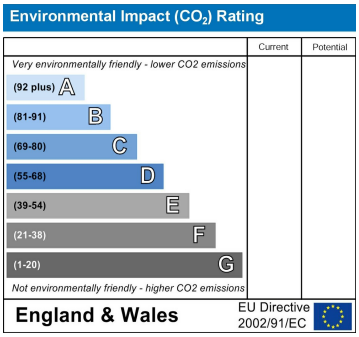
Mailing List

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.





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