Vicinity Homes

ESTATE AGENTS & VALUERS

VH









60 Mallyclose Drive, Carlisle, CA1 3HH

Offers in the region of £200,000

Vicinity Homes are delighted to offer to the market this immaculately presented & extended, three bedroom semi detached house situated on a sought after street 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, M6 Motorway and the new Southern City Bypass. The accommodation briefly comprises of an entrance porch, hallway, dining lounge, breakfast kitchen and a garden room. To the first floor there are three bedrooms and a bathroom. The property also benefits from double glazing, central heating, block paved on site parking for three/four vehicles, garage and gardens to front & rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. The property is offered to the market with no onward chain.

Directions
From Carlisle proceed South along London Road. Turn left onto Mallyclose Drive. At the round about, take the second exit continuing on Mallyclose Drive. The property is situated on the right hand side and can be identified by our "For Sale" sign.

Entrance Porch 7'4" x 2'7" (2.247m x 0.802m)
Approached by double glazed french doors to front, incorporating tiled floor.

Hallway 10'3" x 8'4" (3.140m x 2.565m)



Incorporating a radiator, under stairs storage cupboard and stairs to the first floor.



Dining Lounge 21'10" x 11'2" (6.680m x 3.424m)



Incorporating a double glazed window to front, double glazed window to rear, radiator and a feature fireplace.



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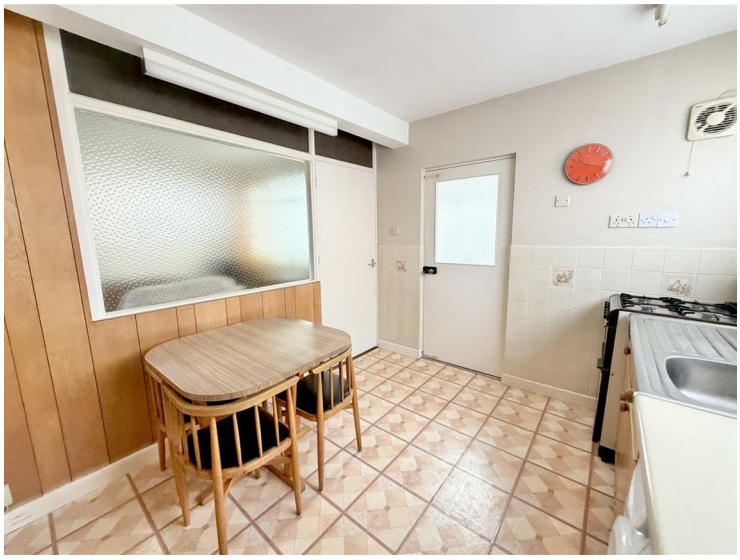
Breakfast Kitchen 11'4" x 9'0" (3.471m x 2.750m)





Incorporating a range of fitted wall and base units with complementary work surface over and oven point. Sink unit, tiled splash areas, plumbing for a washing machine and double glazed window to side.

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Garden Room 14'5" x 7'7" (4.419m x 2.323m)





Incorporating two double glazed skylights to rear, door to rear and inset ceiling lights.



First Floor Landing



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

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Bedroom One 11'5" x 10'10" (3.487m x 3.314m)



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

Bedroom Two 10'9" x 9'10" (3.302m x 3.010m)



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

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Bedroom Three 9'8" x 6'10" (2.962m x 2.106m)



Incorporating a double glazed window to rear, radiator and fitted wardrobe/storage.

Bathroom 8'2" x 5'6" (2.514m x 1.699m)



Incorporating a three piece suite comprising of a bath with mixer tap & shower attachment, wash hand basin and WC. Double glazed obscured window to front, radiator and tiled splash areas.





Outside





The property is approached by double gates opening to block paved on site parking for approximately three/four vehicles leading to the detached garage. There is also a lawn area with flower & shrub beds and an outside tap. To the rear of the property there is an enclosed garden with lawn area, flower & shrub beds, patio seating area and gated access to the driveway.



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Garage 16'6" x 9'3" (5.036m x 2.827m)



Incorporating an up and over door, window to rear, 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/7405-3967-6200-1556-9200

Tenure

The property is Freehold.

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.

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

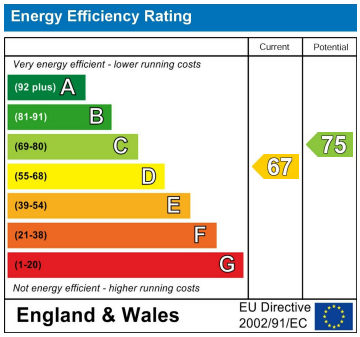
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.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

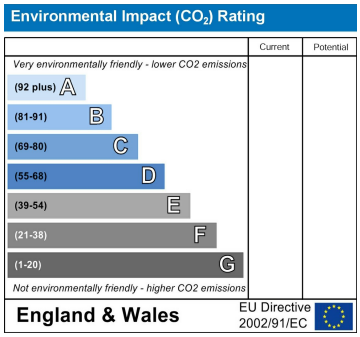
Mailing List

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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