



**24A Skiddaw Road, Carlisle, CA2 5QN**

**Offers in the region of  
£180,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, two double bedroom semi detached house situated on a good sized corner plot in a popular residential area 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 Western City Bypass providing transport link to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, kitchen and a dining lounge with french doors to rear. To the first floor there are two double bedrooms and a modern bathroom. The property also benefits from double glazing, central heating, on site parking, garage and gardens to front & rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers.

### Directions

Proceed West along Castle Way, turning left at the traffic lights onto Shaddongate. Continue straight head and turn right onto Scawfell Road and left onto Skiddaw Road. The property is situated on the right hand side and can be identified by our "For Sale" sign.

### Entrance Hallway



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



### Kitchen 8'1" x 7'6" (2.487m x 2.302m)



Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Sink unit with mixer tap, plumbing for a washing machine, double glazed window to rear, radiator, built in storage cupboard and door to side.



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

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**Dining Lounge 19'8" x 11'9" (6.004m x 3.590m)**



Incorporating a double glazed window to front, double glazed french doors to rear, radiator and laminate floor.

## First Floor Landing

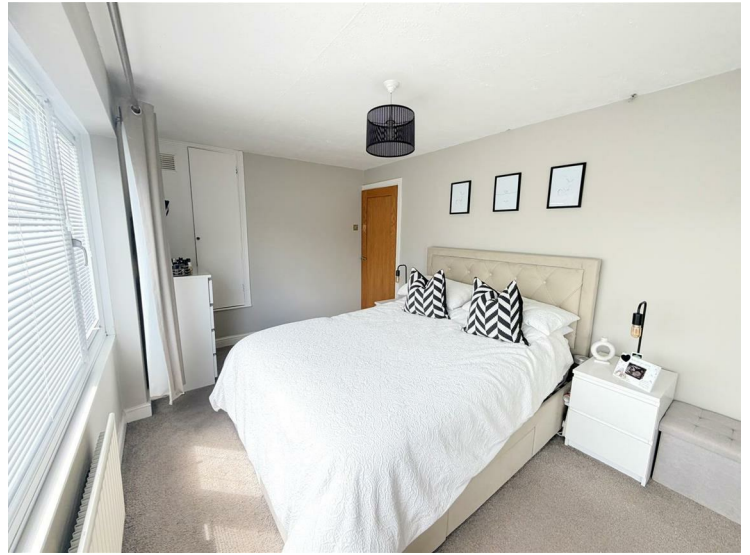


Incorporating a double glazed obscured window to side, built in storage cupboard and loft access with a pull down ladder.

## Bedroom One 15'4" x 8'10" (4.676m x 2.707m)



A double bedroom incorporating a double glazed window to front, radiator and built in storage cupboard.



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**Bedroom Two 10'8" x 10'0" (3.254m x 3.052m)**



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

**Bathroom 7'6" max x 5'4" max (2.291m max x 1.650m max)**



Incorporating a three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, splash boards and panelled ceiling.

**Outside**



The property is approached by on site parking leading to the garage and a lawn area with gated access to the side which has a covered area, access into the garage and the rear garden. To the rear of the property there is an enclosed garden with patio seating area, artificial grass, out building and an outside tap.

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**Garage 15'9" m x 8'6" (4.803 m x 2.599m)**

Incorporating an up and over door, door to side, 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/5436-6725-6600-0479-2226>

**Council Tax**

The property is in Council Tax Band B.

**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.

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	

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	