Vicinity Homes

ESTATE AGENTS & VALUERS

VH

44 Skiddaw Road, Carlisle, CA2 5QS

Offers in the region of £219,950

Vicinity Homes are delighted to offer to the market this modernised, three bedroom semi detached house situated on a sought after side street off Dalston Road. 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, lounge, new breakfast kitchen with a range of integrated appliances & french doors, utility area, new shower room and a ground floor double bedroom or further reception room. To the first floor there are two double bedrooms and wet room. The property also benefits from double glazing, electric heating, on site parking, passage way, front garden and an extensive 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 Castle Way turning left at the traffic lights onto Shaddongate. Continue straight ahead onto Dalston Road. 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 double glazed window to front, laminate floor and stairs to the first floor.

Lounge 11'10" x 10'10" (3.618m x 3.327m)

Incorporating a double glazed window to front and electric heater.

www.vicinityhomes.co.uk
Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ
T: 01228 599011
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Breakfast Kitchen 18'6" x 8'1" (5.663m x 2.485m)

Incorporating a range of newly fitted wall and base units with complementary work surface over, integrated oven and integrated induction hob with cooker hood over. Integrated fridge, integrated freezer, integrated dishwasher and sink unit with mixer tap. Double glazed window to rear, double glazed french doors to rear, laminate floor, inset ceiling lights and electric heater.

Utility Area/Rear Hallway 7'5" x 4'8" (2.281m x 1.432m)

Incorporating a door to rear, laminate floor, inset ceiling lights and pluming for a washing machine.

Shower Room 7'5" x 2'5" (2.262m x 0.760m)

Incorporating a three piece suite comprising of a shower cubicle, wash hand basin set to vanity unit and WC. Tiled splash areas, laminate floor, inset ceiling lights and extractor fan.

Bedroom Three 11'7" x 7'8" (3.538m x 2.344m)

A small double bedroom incorporating a double glazed window to front and an electric heater.

First Floor Landing

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

Bedroom One 15'3" x 8'11" (4.666m x 2.720m)

A double bedroom incorporating a double glazed window to front and an electric heater.

Bedroom Two 10'6" x 9'11" (3.224m x 3.036m)

A double bedroom incorporating a double glazed window to rear and an electric heater.

Wet Room 7'4" x 5'6" (2.255m x 1.678m)

Incorporating a shower, wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, splash boards, extractor fan and panelled ceiling.

Outside

The property is approached by a drive way, lawn area and flower & shrub beds. To the rear of the property there is a long garden with a shillied area, lawn area, patio seating area, outside tap and mature trees & shrubs.

Passage Way 21'1" x 3'4" (6.436m x 1.024m)
Incorporating a door to front, lighting and door to rear.

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/0360-2927-0510-2426-2671

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

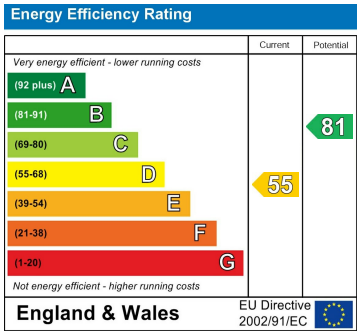
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.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

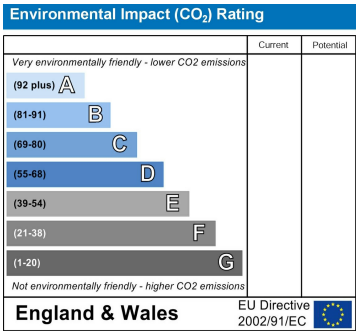
Mailing List

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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