



Rose House Newtown, Irthington, Carlisle, CA6 4NX

**Offers in the region of
£170,000**

Vicinity Homes are delighted to offer to the market this stunning and newly renovated, two bedroom end link Sandstone cottage situated within a courtyard development in Newtown, near Irthington. The village of Newtown has a Village Hall, recreation field, snack shop, has great access onto the Hadrian's Wall walk and is located approximately 2.5 miles North West of Brampton which has excellent transport links on the A69 towards Carlisle and Newcastle. The accommodation has been renovated by the current owners and briefly comprises of a lounge with bay window and a new dining kitchen. To the first floor there are two bedrooms and a new bathroom. The property also benefits from double glazing, LPG central heating, parking space in the courtyard, outside store and a shared garden to the rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. This would be an ideal purchase for a first time buyer or an investor. The property is offered to the market with no onward chain.

Directions

From Carlisle proceed East on the A689 towards Brampton. Turn left where signposted for Irthington. Follow the road into the village. Turn left heading towards Newtown and continue straight ahead. At the T junction turn right. The property is situated in a courtyard on the right hand side and can be identified by our "For Sale" sign.

Lounge 16'4" max x 13'3" min x 12'4" into the bay (4.993m max x 4.064m min x 3.764m into the bay)



Approached by a door to front, incorporating a double glazed bay window to front, radiator, inset ceiling lights and built in storage cupboard.



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Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

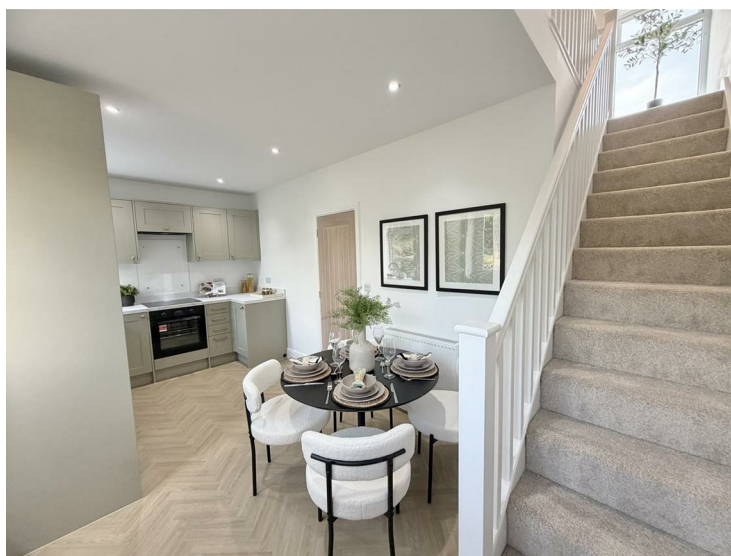
T: 01228 599011

E: sales@vicinityhomes.co.uk

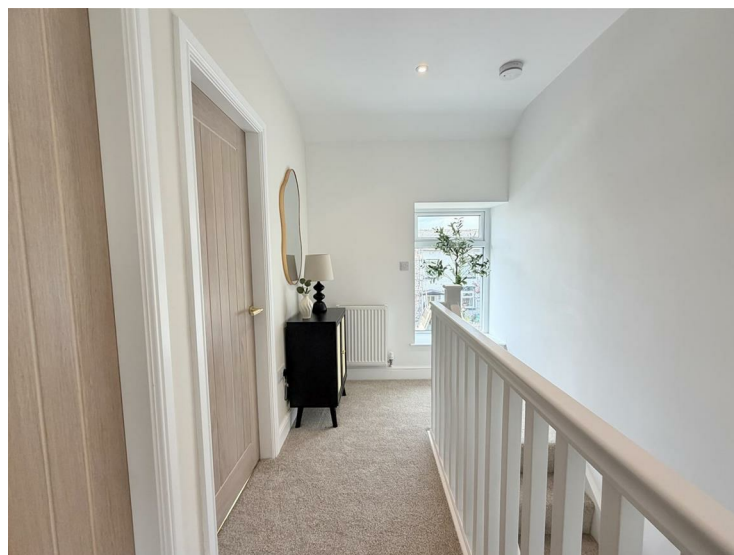
Dining Kitchen 17'5" x 8'4" (5.317m x 2.549m)



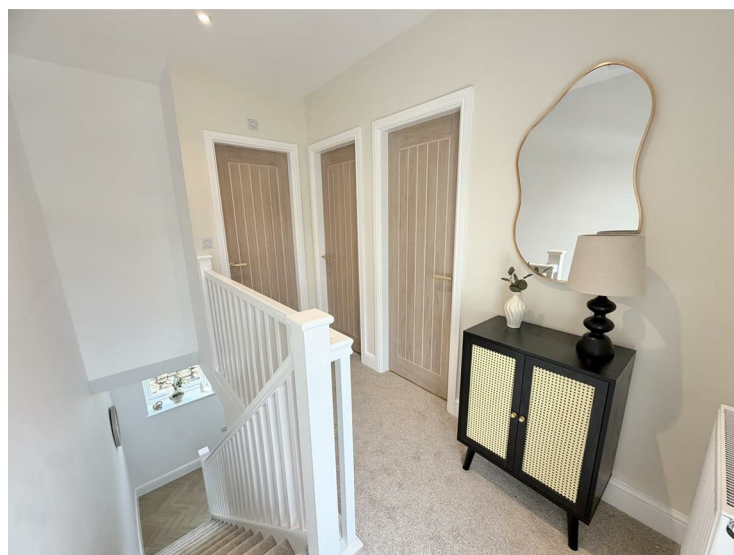
Incorporating a range of new fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Plumbing for a washing machine, 1.5 sink unit with mixer tap and space for a fridge/freezer. Two double glazed windows to rear, radiator, door to rear, under stairs storage cupboard, inset ceiling lights and stairs to the first floor.



First Floor Landing



Incorporating a double glazed window to front, radiator and inset ceiling lights.



Bedroom One 10'10" x 10'6" (3.311m x 3.204m)



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



[View From Bedroom One](#)



There are views over the shared rear garden from Bedroom One.

[Bedroom Two 9'11" x 6'6" \(3.030m x 1.986m\)](#)



Incorporating a double glazed window to front and a radiator.



Bathroom 7'2" max x 5'2" min x 6'5" (2.208m max x 1.581m min x 1.971m)



Incorporating a new three piece suite comprising of a bath with mixer tap, waterfall shower over & shower attachment, pedestal wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, tiling to all walls, tiled floor, inset ceiling lights and loft access.



Outside



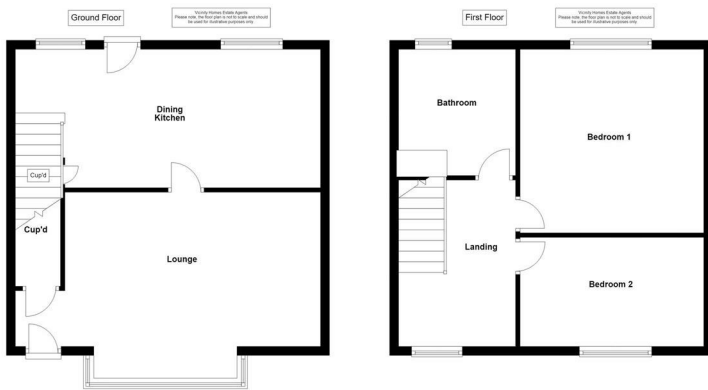
The property is approached via a shared courtyard with a parking space in front of the house. There is also an outside store belonging to the property. To the rear of the house there is a shared garden with lawn areas and flower & shrub beds.



Outside Store 9'5" x 6'0" (2.895m x 1.834m)

Accessed via the shared courtyard.

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 F

<https://find-energy-certificate.service.gov.uk/energy-certificate/9902-0200-5605-9561-8110>

Council Tax

The property is in Council Tax Band A.

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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