



61 Norfolk Street, Carlisle, CA2 5HY

Offers over £210,000

Vicinity Homes are delighted to offer to the market this spacious, bay fronted, three double bedroom mid terrace house situated on a sought after street in Denton Holme. The property is close to a range of local amenities, regular bus route, popular Primary & Secondary Schools and has good access to the City Centre and the Western City Bypass providing transport links to the M6 Motorway. The accommodation is split over three floors and has been upgraded by the current vendors. The property briefly comprises of an entrance vestibule, hallway, lounge with bay window and stove, dining room and a modern kitchen with utility room. To the first floor there are two double bedrooms and a spacious four piece bathroom. To the second floor there is a further double attic bedroom with an En Suite room. The property also benefits from double glazing, central heating, front forecourt, good sized rear enclosed yard and views over St James Park to the front. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family or first time buyer.

Directions

From Carlisle City Centre proceed West along Castle Way and turn left at the traffic lights onto Shaddongate. Continue straight ahead onto Dalston Road. Turn left onto Nelson Street and right onto St James Road. Turn left at the round about onto Norfolk Street. The property is situated on the right hand side and can be identified by our "For Sale" sign.

Entrance Vestibule



Approached by a door to front, tiled floor and coving to the ceiling.

Hallway



Incorporating a radiator, vinyl flooring, coving to the ceiling and stairs to the first floor.



Lounge 13'8" max x 14'10" max (4.179m max x 4.523m max)



Incorporating a double glazed bay window to front, radiator, feature fireplace with multi fuel stove, ceiling rose and coving to the ceiling.

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Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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Dining Room 13'10" x 12'8" (4.222m x 3.865m)



Incorporating a double glazed window to rear, radiator, ceiling rose, built in storage and feature fireplace with surround, inset and hearth.



Kitchen 15'10" x 7'9" (4.842m x 2.375m)



Incorporating a range of modern fitted wall and base units with complementary Granite work surface over, integrated "NEFF" oven, integrated "Stove" hob and cooker hood over. Belfast style sink unit with mixer tap, space for a fridge/freezer, three double glazed windows to side and door to side. Tiled floor, under stairs storage cupboard, modern radiator and inset ceiling lights.



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Utility Room 6'6" x 5'5" (1.986m x 1.656m)



Incorporating a range of modern fitted wall and base units with complementary Granite work surface over, plumbing for a washing machine and space for a tumble drier. Double glazed window to side, double glazed window to rear, tiled floor, inset ceiling lights and extractor fan.

Split First Floor Landing



Incorporating a built in storage cupboard, radiator, coving to the ceiling and a stairs case to the attic bedroom.





Bedroom One 17'8" x 12'0" (5.397m x 3.669m)



A double bedroom incorporating two double glazed windows to front, radiator, feature fireplace and coving to the ceiling.



View From Bedroom One Over St James Park



Bedroom Two 13'10" x 12'0" (4.235m x 3.669m)



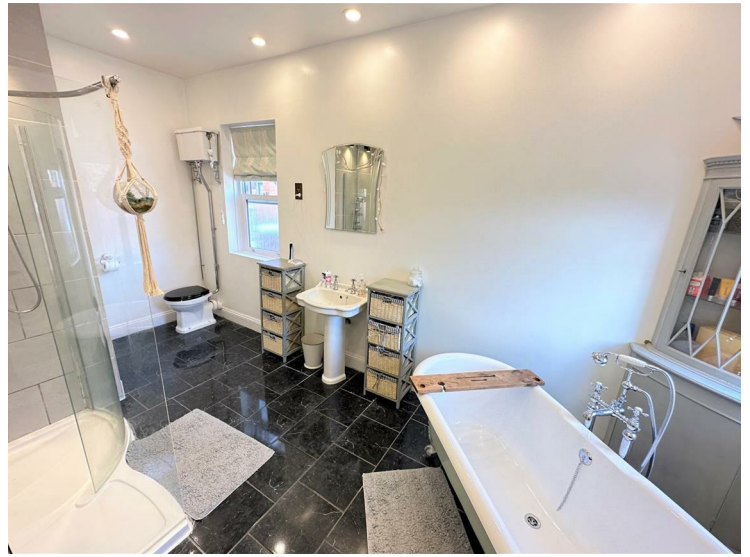
A double bedroom incorporating a double glazed sash window to rear, radiator and under stairs storage cupboard.



Bathroom 15'9" x 7'10" (4.816m x 2.409m)



Incorporating a modern four piece suite comprising of a walk in shower cubicle with waterfall shower and shower attachment, roll top bath with mixer tap and shower attachment, pedestal wash hand basin and WC. Double glazed obscured sash window to side, double glazed obscured sash window to rear, radiator with towel rail, feature fireplace, tiled splash areas, tiled floor, inset ceiling lights and extractor fan.



Attic Bedroom 16'0" max x 10'5" min x 18'3" max (4.896m max x 3.194m min x 5.581m max)



A double attic bedroom incorporating two double glazed skylight windows to front, double glazed skylight to rear, two radiators and storage into the eaves. Please note, there is some restricted head height.



En Suite (Not Finished) 5'8" x 5'4" (1.745m x 1.635m)

Incorporating a double glazed skylight to rear and plumbing for an en suite shower room. This room is a shell for the new purchasers to complete how they would like.

Outside



The property is approached by a front forecourt with lawn area and shillied area. To the rear of the property there is a good sized enclosed yard with outside tap, double gated access to the rear and single gated access too.



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/0021-2864-7984-9794-1921>

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 & Pollard Scott & Co. It is your decision whether you choose to deal with either company. In making that decision, you should know that we will receive commission from the companies worth approximately £50 upwards 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

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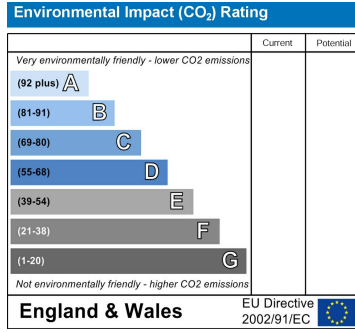
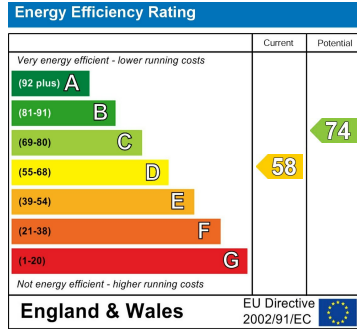
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Free, No Obligation Valuation

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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