



25 Norfolk Road, Carlisle, CA2 5PQ

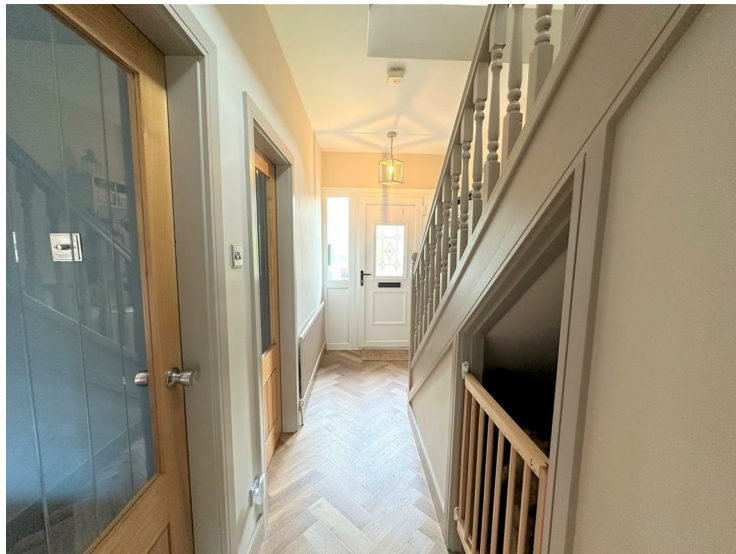
Offers over £230,000

Vicinity Homes are delighted to offer to the market this immaculately presented and extended, three bedroom, bay fronted semi detached house situated on a sought after private road within a popular residential area. 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 briefly comprises of an entrance hallway, lounge, sitting room and a dining kitchen. 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, garage, utility room with WC and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family.

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. At the double round about turn right onto Norfolk Road. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Entrance Hallway



Approached by a door to front, incorporating a radiator, luxury vinyl parquet style floor and stairs to the first floor.



Lounge 12'9" x 12'3" (3.895m x 3.747m)



Incorporating a double glazed bay window to front, radiator, feature fireplace and luxury vinyl parquet style floor.



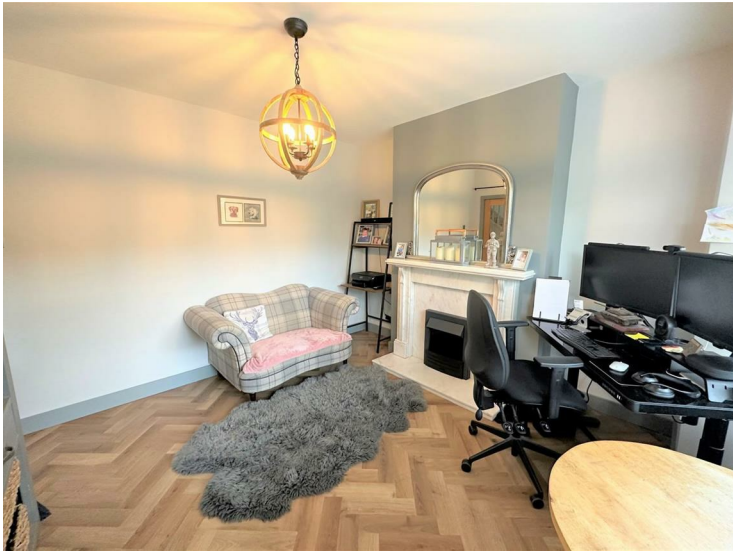
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Sitting Room 15'9" max x 10'7" (4.818m max x 3.228m)



Incorporating a bay with double glazed patio doors to rear, radiator, luxury vinyl parquet style flooring and built in storage cupboard.



Dining Kitchen 21'2" x 7'6" (6.463m x 2.301m)



Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Integrated fridge, plumbing for a dishwasher, tiled splash areas, 1.5 sink unit with mixer tap. Double glazed windows to rear, double glazed window to side, door to the passageway and door to the rear garden.





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First Floor Landing



Incorporating a double glazed obscured window to side and loft access.



Bedroom One 14'9" max x 10'9" max (4.509m max x 3.299m max)



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

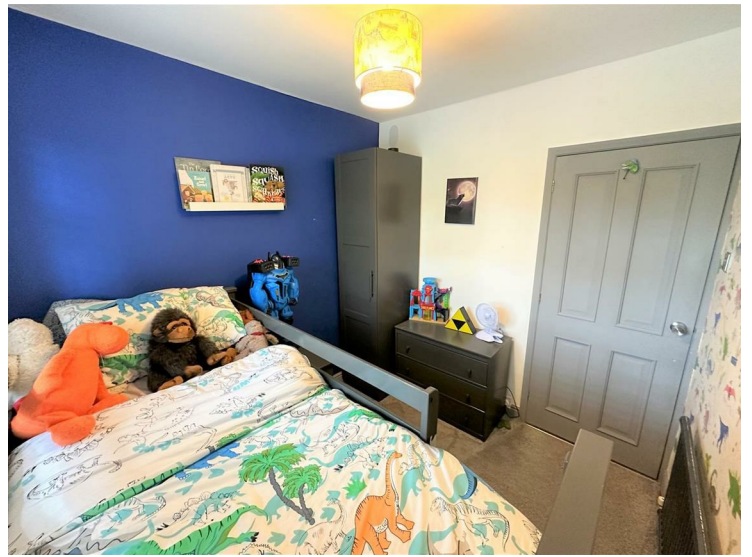


Bedroom Two 10'9" max x 13'6" max (3.291m max x 4.117m max)



A double bedroom incorporating a double glazed bay window to rear, radiator and coving to the ceiling.



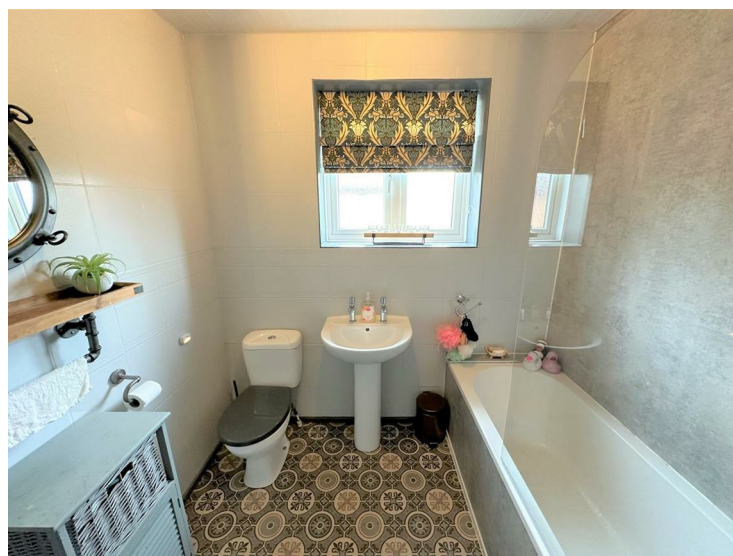
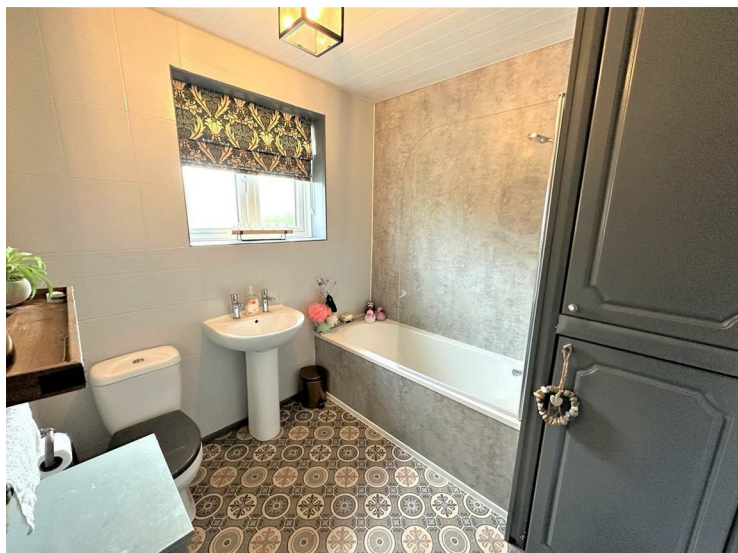


Bedroom Three 8'4" x 7'7" (2.561m x 2.322m)



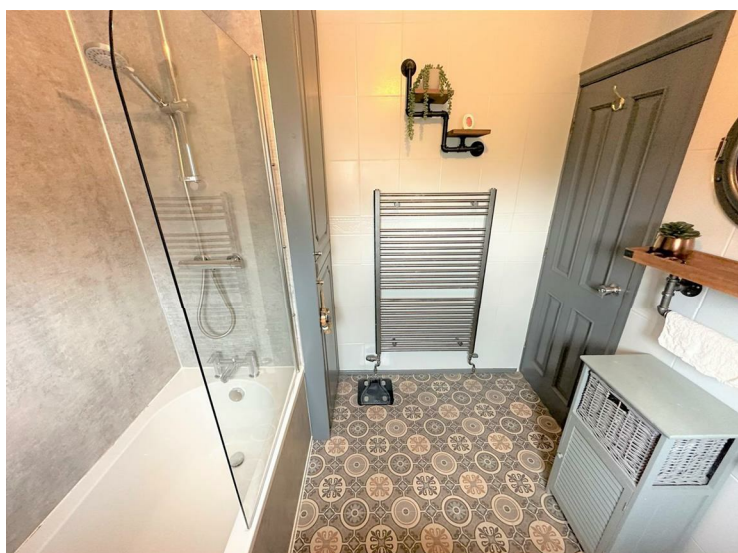
Incorporating a double glazed window to front and a radiator.

Bathroom 7'5" x 7'3" (2.273m x 2.213m)



Incorporating a three piece suite comprising of a bath with shower over and mixer tap, pedestal wash hand basin and WC. Double glazed obscured window to side, heated towel rail, tiled splash areas, splash backs, built in storage cupboard and panelled ceiling.

Outside



The property is approached by block paved on site parking leading to the garage. There is also a lawn area, flower and shrub beds and access into the passageway. To the rear of the property there is an enclosed garden with patio seating area, artificial grass area, block paved seating area, outside tap and access into the passageway.

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Passageway 22'5" x 3'2" (6.857m x 0.981m)

A covered passageway incorporating a door to front, door to rear, light and access into the garage, store and utility room.

Garage 16'4" x 7'5" (4.995m x 2.275m)

Incorporating an up and over door, window to side, power and lighting.

Store 7'6" x 2'11" (2.301m x 0.892m)

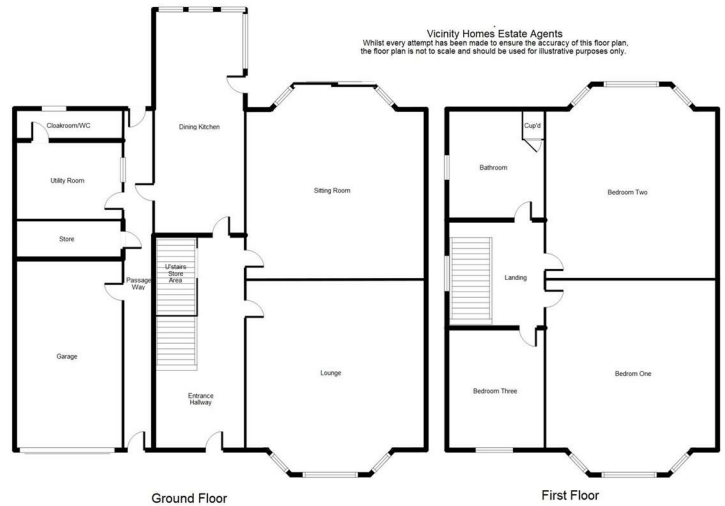
Utility Room 7'4" x 7'4" (2.260m x 2.253m)

Incorporating tiled floor, plumbing for a washing machine, space for a tumble drier, tiling to all walls, fitted base units and double glazed window to side.

Cloakroom/WC 7'4" x 2'11" (2.250m x 0.898m)

Incorporating a WC, obscured window to rear, tiled floor and tiling to all walls.

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/0958-2843-7212-9123-6305>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band C.

Estate Agents Note

There is a private road fund fee which the vendors have paid for the year and it was £75.00.

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

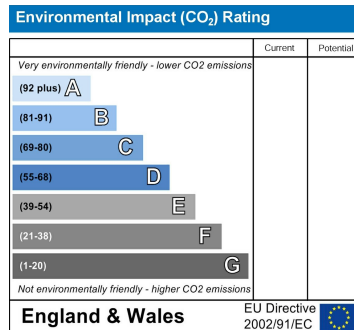
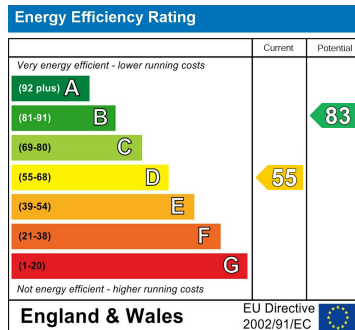
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.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

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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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