



24 Parham Drive, Carlisle, CA2 7RP

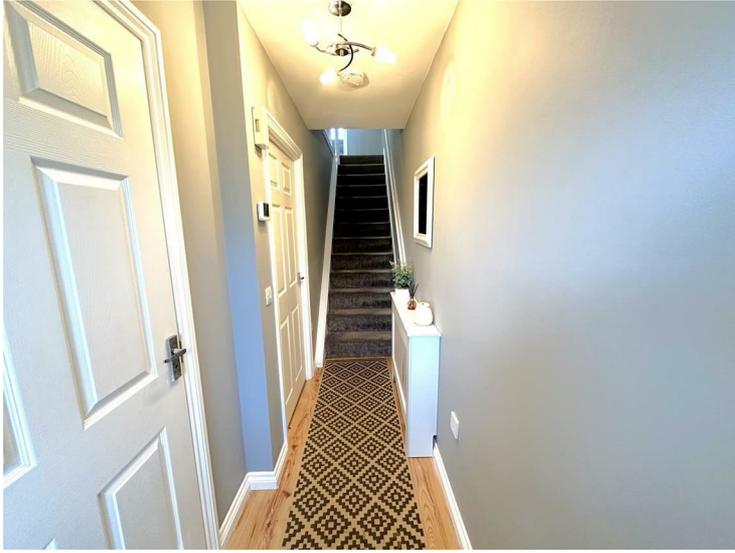
**Offers in the region of
£180,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, bay fronted, three bedroom detached house situated on a very generously sized corner plot in a cul-de-sac location 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 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, cloakroom/WC, lounge with double glazed bay window, kitchen and a dining room with double glazed french doors to the rear garden. To the first floor there are three good sized bedrooms, modern master en suite shower room and a family bathroom. The property also benefits from double glazing, central heating, on site parking and gardens to front, side and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family or first time buyers.

Directions

From Carlisle City Centre proceed West along Castle Way and continue West onto Wigton Road. Turn right at the traffic lights onto Orton Road. Turn right onto Dobinson Road and left onto Parham Drive. 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 and stairs to the first floor.



Cloakroom/WC 5'5" x 3'0" (1.659m x 0.915m)



Incorporating a pedestal wash hand basin, WC, double glazed obscured window to front and a radiator.

Lounge 15'5" x 12'2" (4.720m x 3.709m)



Incorporating a double glazed bay window to front, two radiators, under stairs storage cupboard and a feature fireplace.

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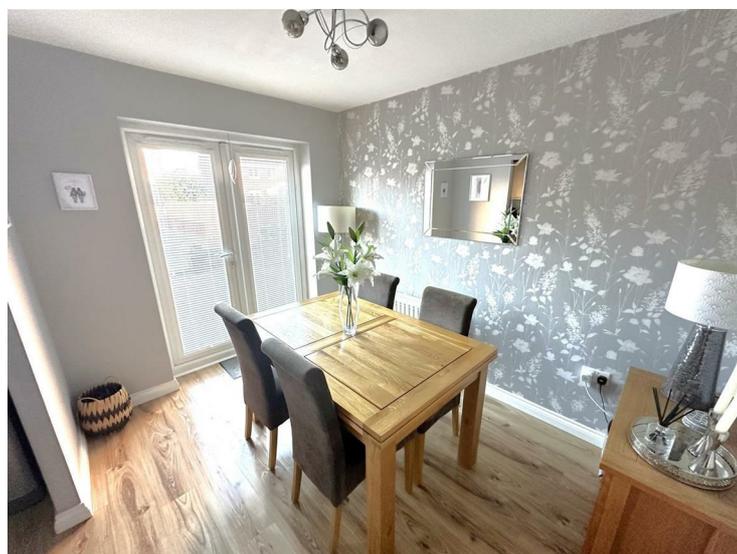
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Dining Room 9'11" x 7'10" (3.047m x 2.393m)



Incorporating double glazed french doors to rear, radiator and laminate floor. Open to the kitchen.





Kitchen 9'10" x 7'4" (3.019m x 2.250m)

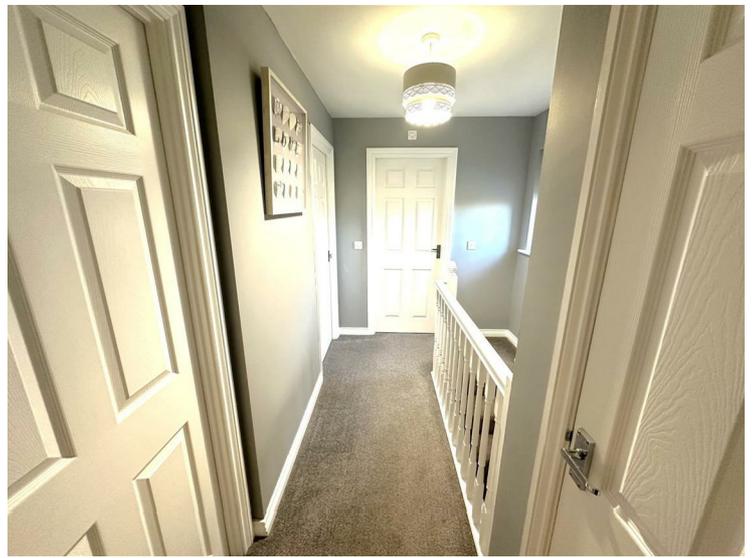


Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Tiled splash areas, 1.5 sink unit with mixer tap, plumbing for a dishwasher, plumbing for a washing machine and space for a fridge/freezer. Double glazed window to rear, laminate floor and inset ceiling lights.

Landing



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



Bedroom One 11'11" x 8'6" (3.648m x 2.601m)



A double bedroom incorporating a double glazed window to front, radiator and fitted wardrobes/storage.

En Suite Shower Room 8'8" x 3'2" (2.642m x 0.981m)



Incorporating a modern three piece suite comprising of a shower cubicle, wash hand basin set to vanity unit and WC. Double glazed obscured window to side, heated towel rail, extractor fan and inset ceiling lights.





Bedroom Two 9'10" x 8'8" (3.022m x 2.662m)



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



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Bedroom Three 10'9" x 6'9" (3.283m x 2.065m)



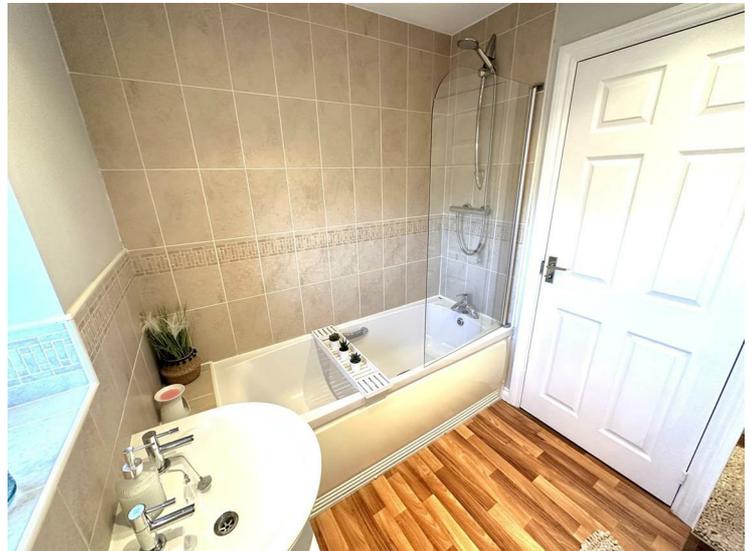
Incorporating a double glazed window to front and a radiator.



Bathroom 6'6" x 6'2" (1.989m x 1.901m)



Incorporating a three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Double glazed obscured window to rear, radiator, tiled splash areas and extractor fan.



Outside



The property is approached by on site parking for approximately two vehicles and a good sized lawned front garden. To the rear of the property there is a spacious enclosed garden with patio seating area, lawn area, outside tap and gated access to the front.



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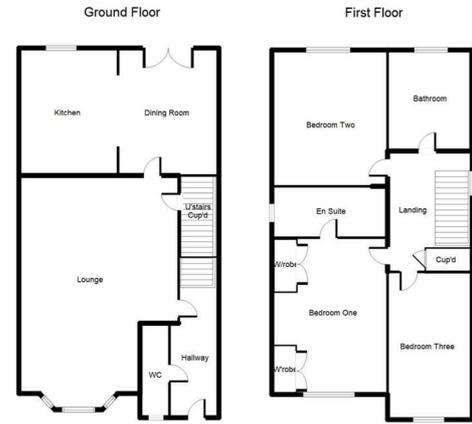
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Floor Plan



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/8503-9361-2929-9907-6243>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band C.

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

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.



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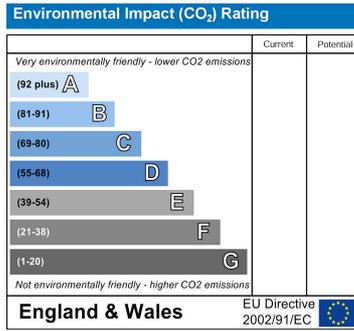
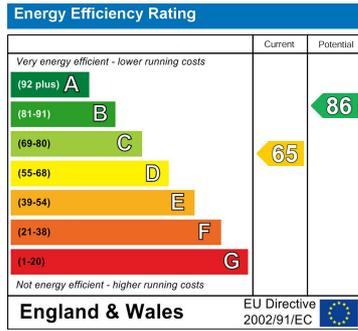
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Free, No Obligation Valuation

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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