



22 Linton Close, Carlisle, CA1 2FJ

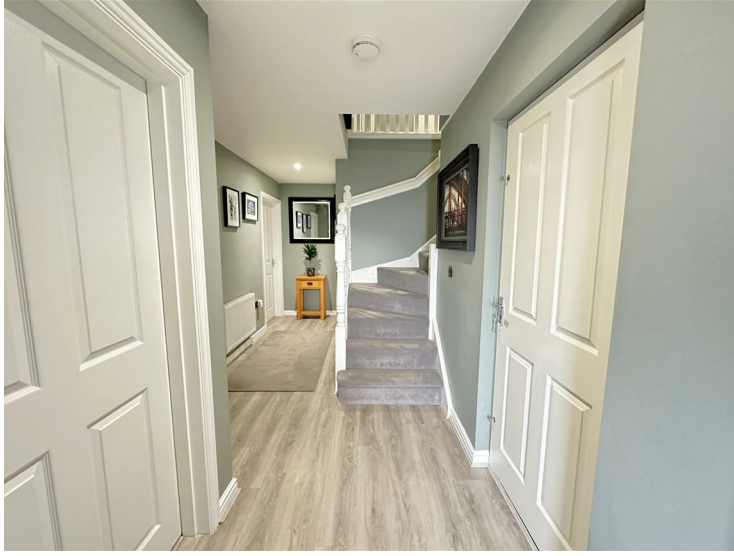
Offers over £220,000

Vicinity Homes are delighted to offer to the market this deceptively spacious, immaculately presented and extended, bay fronted four double bedroom detached house situated within a cul-de-sac location in a very popular residential development to the East of Carlisle City Centre. The modern Persimmon Homes Linton Grove Development is close to a range of local amenities, regular bus routes and popular Primary & Secondary Schools. It is a short walk to the City Centre and it has excellent access to the M6 Motorway. The extended accommodation briefly comprises of an entrance hallway, study with bay window, cloakroom/WC, utility room and an open plan modern kitchen, lounge and garden room. To the first floor there is a gallery landing, four double bedrooms, master en suite shower room and a modern family bathroom. The property also benefits from double glazing, central heating, block paved on site parking for two/three vehicles, integral garage and garden to rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family!

Directions

From Carlisle City Centre proceed East along Warwick Road turning right at the traffic lights onto Greystone Road. Turn left onto Sybil Street and right onto Lindisfarne Street. Turn left onto Tramside Way and turn right onto Linton Close. Follow the road to the right hand side and the property is situated on the right hand side.

Entrance Hallway



Approached by a door to front, incorporating a radiator, inset ceiling lights, laminate floor and stairs to the first floor.



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Study 10'6" x 8'6" (3.218m x 2.615m)

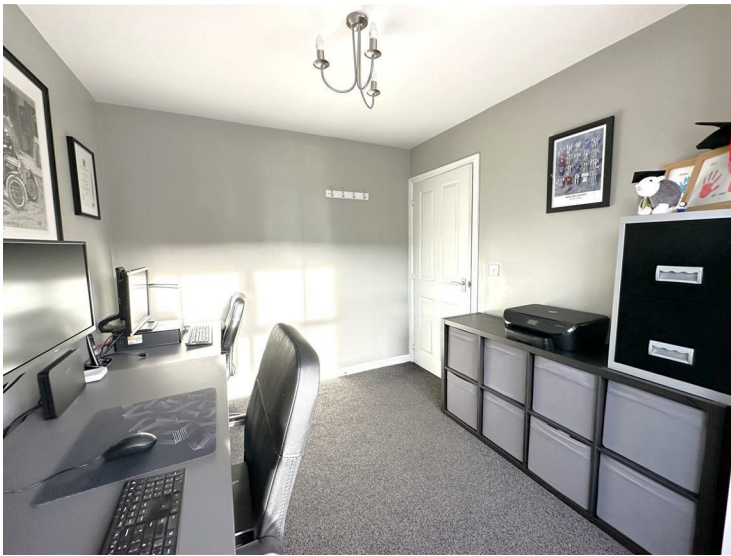


Incorporating a double glazed bay window to front and a radiator.

Cloakroom/WC 5'11" x 3'7" (1.818m x 1.102m)



Incorporating a pedestal wash hand basin, WC, double glazed obscured window to side, radiator, laminate floor and inset ceiling lights.



Utility 6'8" x 5'2" (2.055m x 1.577m)



Incorporating a work surface, plumbing for a washing machine, space for a tumble drier, door to side, laminate floor, inset ceiling lights and extractor fan.

Kitchen 12'11" max x 9'0" min x 10'1" (3.947m max x 2.757m min x 3.081m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated double oven and integrated hob with cooker hood over. Plumbing for a dishwasher, tiled splash areas, 1.5 sink unit and space for a fridge/freezer. Double glazed window to rear, modern radiator, laminate floor, plinth lighting and inset ceiling lights.



Lounge 14'1" x 11'5" (4.306m x 3.494m)



Incorporating a modern radiator, laminate floor and inset ceiling lights.





Garden Room 11'11" x 10'4" (3.655m x 3.158m)



Incorporating double glazed french doors to side, double glazed window to rear, double glazed window to side, radiator and an electric heater.



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First Floor Landing



Incorporating a radiator, built in storage cupboard, inset ceiling lights and loft access which has a pull down ladder. The loft is part boarded.



Bedroom One 11'7" x 10'8" (3.554m x 3.262m)



A double bedroom incorporating a double glazed window to front, radiator and inset ceiling lights. This room is open to Bedroom Three which is currently used as a dressing room.



Dressing Area 4'11" x 4'3" (1.509m x 1.301m)

Incorporating inset ceiling lights.

En Suite 5'9" x 5'1" (1.768m x 1.568m)



Incorporating a three piece suite comprising of a shower cubicle, pedestal wash hand basin and WC. Double glazed obscured window to side, radiator, laminate floor, tiled splash areas and an extractor fan.



Bedroom Two 12'11" max x 8'5" (3.961m max x 2.582m)



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

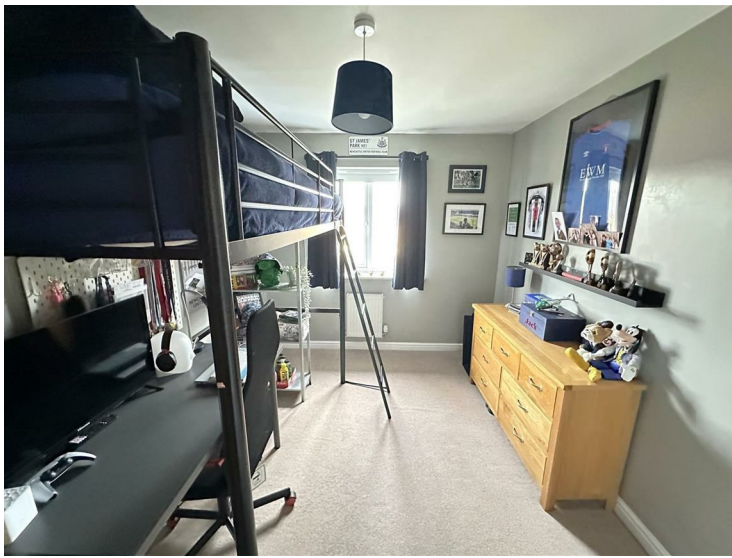


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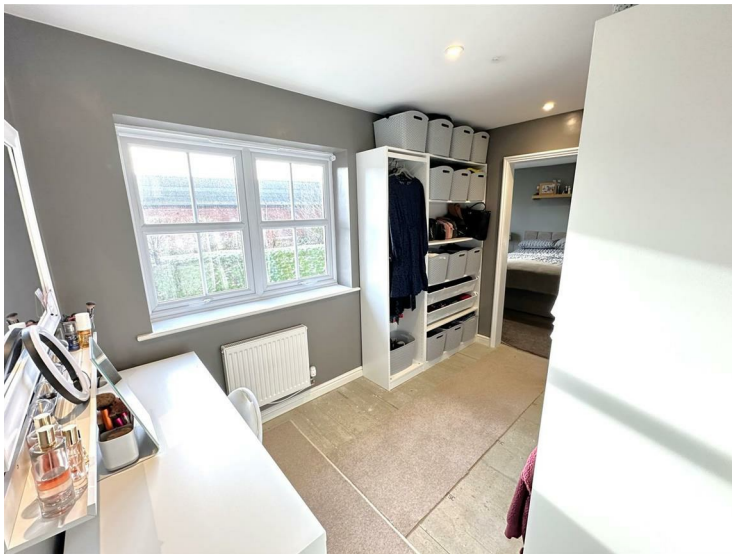
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Bedroom Three 11'1" x 7'8" (3.385m x 2.349m)



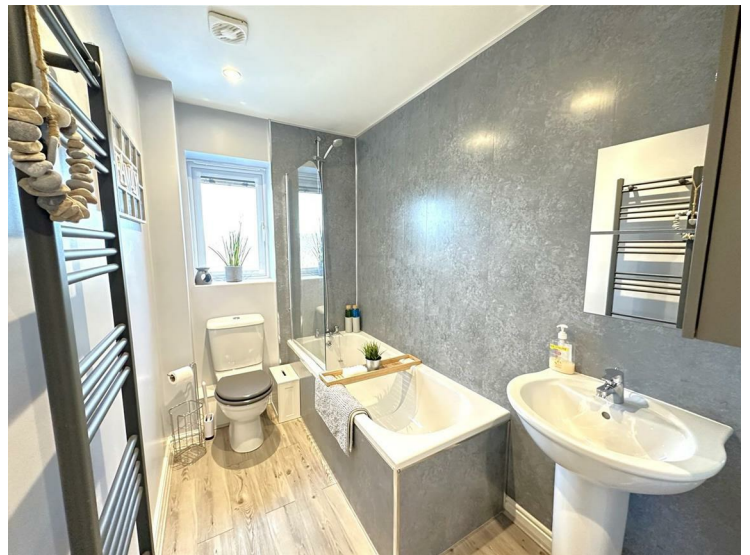
A double bedroom incorporating a double glazed window to front, radiator and inset ceiling lights. This bedroom is currently used as a dressing room for Bedroom One and has an opening for access but this can be easily closed off.

Bedroom Four 11'0" x 7'11" (3.356m x 2.431m)



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

Bathroom 10'11" max x 8'2" min x 5'1" (3.345m max x 2.500m min x 1.557m)



Incorporating a three piece suite comprising of a bath with shower attachment, pedestal wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, inset ceiling lights, laminate floor, splash boards and extractor fan.

Outside



The property is approached by block paved on site parking for two/three vehicles leading to the integral garage. To the rear of the property there is an enclosed garden with lawn area, shilled area, patio seating area with Pergola, outside tap, flower and shrub beds and gated access to the front.



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Integral Garage 16'5" x 8'1" (5.011m x 2.472m)

Incorporating an up and over door, power, lighting and door into the hallway.

Floor Plan



Please note, the floor plan is not to scale and should be used for illustrative purposes only.

EPC Band C

<https://find-energy-certificate.service.gov.uk/energy-certificate/2747-3034-4209-6634-1204>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band D.

Estate Agents Note

There is a development maintenance charge of £37.50 payable per quarter.

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

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