



132 Upperby Road, Carlisle, CA2 4JP

Offers over £240,000

Vicinity Homes are delighted to offer to the market this immaculately presented and deceptively spacious, four bedroom, extended semi detached house situated within a popular residential area to the South of Carlisle City Centre. 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 M6 Motorway. The accommodation is split over three floors and briefly comprises of an entrance hallway, breakfast kitchen, cloakroom/WC, study, spacious dining lounge and a garden room. To the first floor there are three bedrooms, en suite shower room and a four piece family bathroom. To the second floor there is a good sized double bedroom with a walk in storage room and an en suite shower room. The property also benefits from double glazing, central heating, on site parking and gardens to front and rear. Viewing is absolutely essential to fully appreciate the size of the accommodation on offer. An ideal purchase for a family!

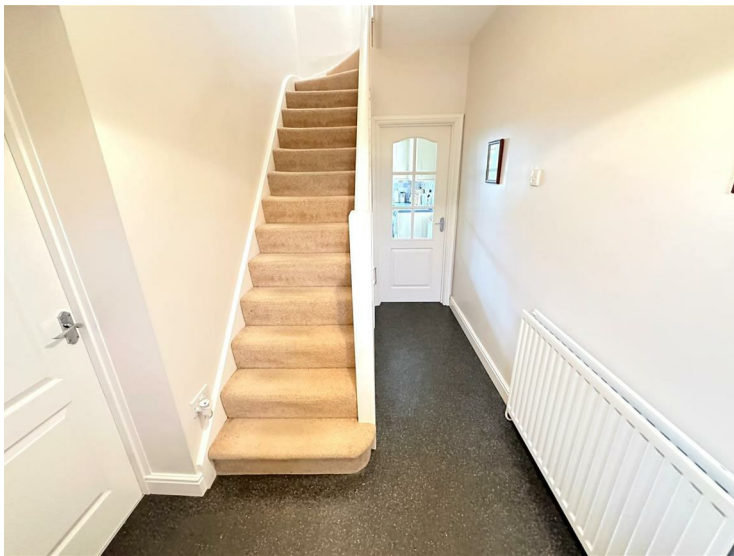
Directions

From Carlisle City Centre proceed South along St Nicholas Street and continue onto Blackwell Road. Take the second exit at the five road end round about onto Boundary Road and continue straight ahead onto Upperby Road. 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, built in storage cupboard, under stairs storage cupboard and stairs to the first floor.



Breakfast Kitchen 11'5" x 13'7" (3.485m x 4.150m)



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



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Cloakroom/WC 6'2" x 2'11" (1.890m x 0.895m)



Incorporating a pedestal wash hand basin, WC, double glazed obscured window to side, radiator, tiling to all walls, tiled floor and extractor fan.



Dining Lounge 26'3" max x 12'4" max (8.016m max x 3.782m max)



Incorporating a double bay window to front, two radiators, double glazed french doors to rear and a feature fireplace with surround, inset and hearth.



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Garden Room 11'1" x 11'8" (3.381m x 3.563m)



Incorporating double glazed french doors to side, radiator, tiled floor and inset ceiling lights.

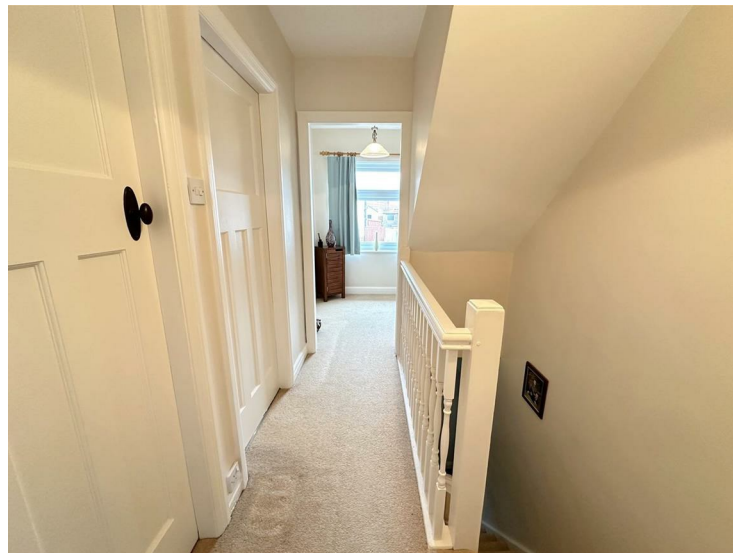


Study 9'9" x 6'3" (2.987m x 1.909m)



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

First Floor Landing



Incorporating a double glazed window to front, radiator and stairs to the second floor.





Bedroom One 12'4" x 11'11" (3.775m x 3.648m)



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



Bedroom Two 13'3" x 11'5" (4.050m x 3.504m)



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



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Bedroom Three 14'6" x 6'2" (4.445m x 1.904m)



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



En Suite Shower Room 8'6" x 5'2" (2.598m x 1.600m)



Incorporating a three piece suite comprising of a shower cubicle, pedestal wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, tiling to all walls, tiled floor, heated towel rail, extractor fan, inset ceiling lights and coving to the ceiling.



Bathroom 8'5" x 7'8" (2.581m x 2.337m)



Incorporating a four piece suite comprising of a bath with mixer tap and shower attachment, double shower cubicle, pedestal wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, tiled floor, tiled splash areas, splash boards, inset ceiling lights, coving to the ceiling and extractor fan.



Second Floor Landing

Incorporating inset ceiling light.

Bedroom Four 13'3" x 11'5" (4.064m x 3.482m)



A double bedroom incorporating a double glazed window to rear, radiator, inset ceiling lights and a walk in storage cupboard.



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En Suite Shower Room 7'10" x 3'10" (2.399m x 1.180m)



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



Outside



The property is approached by on site parking for one vehicle. There is also a lawn area with flower and shrub beds. To the rear of the property there is a good sized enclosed garden with patio seating areas, lawn area, outside tap and gated access to the front.



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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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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.

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/7500-6528-0122-1303-3743>

Council Tax Band

The property is in Council Tax Band B.

Tenure

The property is Freehold.

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

| 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 | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |