



47 Punton Road, Carlisle, Cumbria, CA3 9BB

**Offers in the region of
£298,500**

Vicinity Homes are delighted to offer to the market this immaculately presented and extended, bay fronted semi detached house situated within the sought after area of Stanwix. The property is close to a range of local amenities, regular bus routes, popular Primary & Secondary Schools and has excellent access to the City Centre Western City Bypass and the M6 Motorway. The accommodation briefly comprises of an entrance porch, hallway, dining lounge with bay window, utility room, cloakroom/WC and an extended dining kitchen & family room with two sets of french doors to the rear garden. To the first floor there are four double bedrooms and a modern spacious four piece family bathroom. The property also benefits from double glazing, central heating, block paved on site parking for two vehicles, integral garage with electric door and a good sized rear garden. Viewing is absolutely essential to fully appreciate the accommodation on offer. The property is perfect for a family!

Directions

From Carlisle City Centre proceed North up Stanwix Bank and turn left at the traffic lights onto Brampton Road. Turn left onto Well Lane and right onto Tarraby Lane. Take the second turning onto Punton Road. The property is situated on the right hand side and can be identified by our "For Sale" sign.

Entrance Porch

Approached by a door to front, incorporating tiled floor and inset ceiling light.

Hallway



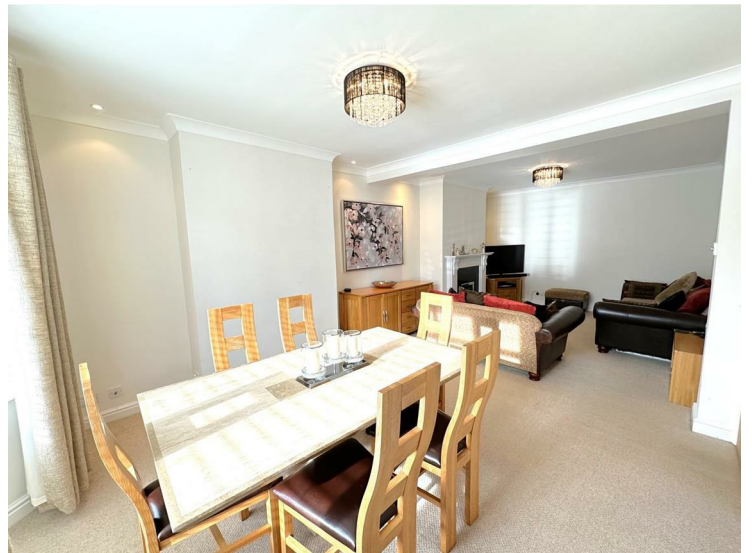
Incorporating a radiator, tiled floor, coving to the ceiling, cupboard and stairs to the first floor.



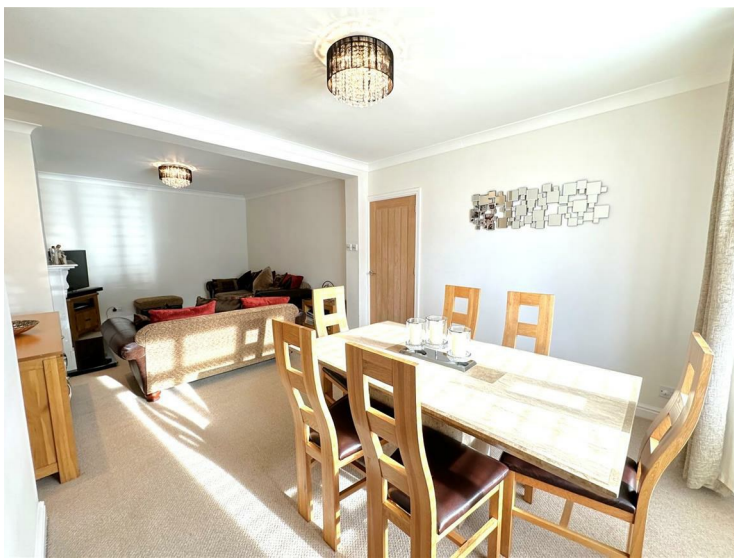
Dining Lounge 25'7" max x 12'2" max (7.801m max x 3.725m max)



Incorporating a double glazed bay window to front, radiator, inset ceiling lights, coving to the ceiling and a feature fireplace with surround, inset and hearth.



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Dining Kitchen & Family Room 28'8" max 14'9" max x 10'0" min (8.759m max 4.499m max x 3.060m min)



Incorporating a range of modern fitted wall and base units with complementary Granite work surface over, island unit and oven point with cooker hood over. Two integrated fridges, integrated dishwasher, tiled splash areas and 1.5 sink unit with mixer tap. Double glazed window to rear, two double glazed french doors to rear, two radiators, inset ceiling lights and coving to the ceiling.





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Utility Room 7'5" x 5'9" (2.263m x 1.766m)



Incorporating a range of fitted wall and base units with complementary work surface over, plumbing for a washing machine and space for a tumble dryer. Sink unit, tiled splash areas, tiled floor, inset ceiling lights and door to the integral garage.



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Cloakroom/WC 5'9" x 2'7" (1.772m x 0.799m)



Incorporating a pedestal wash hand basin, WC, radiator, tiled splash areas, tiled floor, inset ceiling lights and extractor fan.

First Floor Landing



Incorporating loft access with a pull down ladder. The loft is boarded for storage and has a light.



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Bedroom One 16'8" x 11'9" max x 8'3" min (5.095m x 3.591m max x 2.517m min)



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



Bedroom Two 11'6" x 11'1" (3.528m x 3.380m)



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



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Bedroom Three 12'5" x 11'2" (3.801m x 3.409m)



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



Bedroom Four 12'2" max x 7'4" max (3.727m max x 2.242m max)



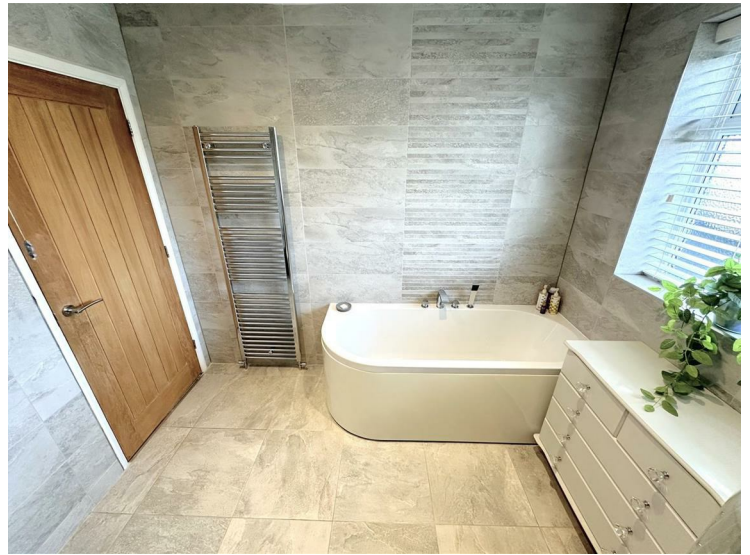
A small double bedroom incorporating a double glazed window to rear and a radiator.



Bathroom 8'11" x 8'1" (2.741m x 2.477m)



Incorporating a modern four piece suite comprising of a bath with mixer tap and shower attachment, shower cubicle with waterfall shower and shower attachment, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, heated towel rail, tiled floor, tiling to all walls, inset ceiling lights and extractor fan.



Outside



The property is approached by block paved on site parking for approximately two vehicles leading to the integral garage. To the rear of the property there is an enclosed garden with patio seating area, lawn area, flower and shrub beds, outside power point and outside tap.



Integral Garage 18'0" x 7'6" (5.490m x 2.304m)

Incorporating an electric up and over door, power, lighting, tap, under stairs storage area and door into the utility room.

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Floor Plan



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.

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	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	EU Directive 2002/91/EC

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/8034-7623-2540-8504-0992>

Council Tax

The property is in Council Tax Band C.

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 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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