



6A Siskin Court, Carlisle, CA2 7PX

**Offers in the region of
£179,950**

Vicinity Homes are delighted to offer to the market this immaculately presented, four bedroom semi detached house situated within the sought after Story Homes Turnstone Park Development which is located to the West of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, popular Primary & Secondary Schools and has excellent access to the Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, lounge and a dining kitchen with a range of integrated appliances and double glazed french doors to the rear garden. To the first floor there are four bedrooms and a four piece bathroom. The property also benefits from double glazing, central heating, block paved on site parking for two cars and a garden to rear. Viewing is absolutely essential to appreciate the accommodation on offer. An ideal purchase for first time buyers or a family.

Directions

From Carlisle City Centre proceed West along Newtown Road. Turn right onto Turnstone Drive and left onto Siskin Court. The property is situated straight ahead and can be identified by our "For Sale" sign.

Entrance Hallway

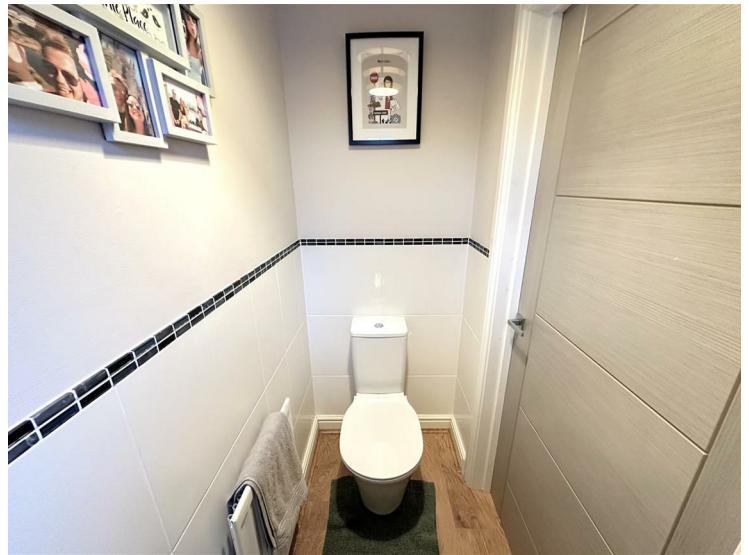


Approached by a door to front, incorporating a radiator, laminate floor and coving to the ceiling.

Cloakroom/WC 5'9" x 2'10" (1.769m x 0.887m)



Incorporating a pedestal wash hand basin, WC, double glazed obscured window to front, radiator, tiled splash areas and laminate floor.



Lounge 17'10" max x 15'6" max (5.441m max x 4.748m max)



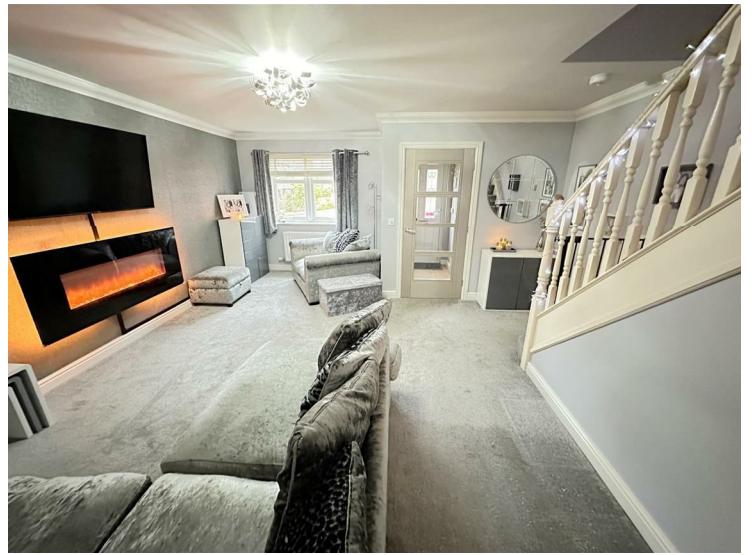
Incorporating a double glazed window to front, radiator, coving to the ceiling and stairs to the first floor.

www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk



www.vicinityhomes.co.uk
Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ
T: 01228 599011
E: sales@vicinityhomes.co.uk

Dining Kitchen 15'5" x 10'5" (4.719m x 3.176m)



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 washing machine, integrated dishwasher and an integrated fridge/freezer. Double glazed french doors to rear with inset blinds, double glazed window to rear with inset blinds, laminate floor, radiator and under stairs storage cupboard.



First Floor Landing



Incorporating a built in storage cupboard, coving to the ceiling and loft access.



Bedroom One 11'4" x 8'5" (3.474m x 2.578m)



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



Bedroom Two 10'9" max x 10'0" min x 7'10" (3.301m max x 3.053m min x 2.405m)



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



Bedroom Three 8'6" max x 7'9" min x 6'8" (2.609m max x 2.369m min x 2.047m)



Incorporating a double glazed window to front, radiator and laminate floor.

www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

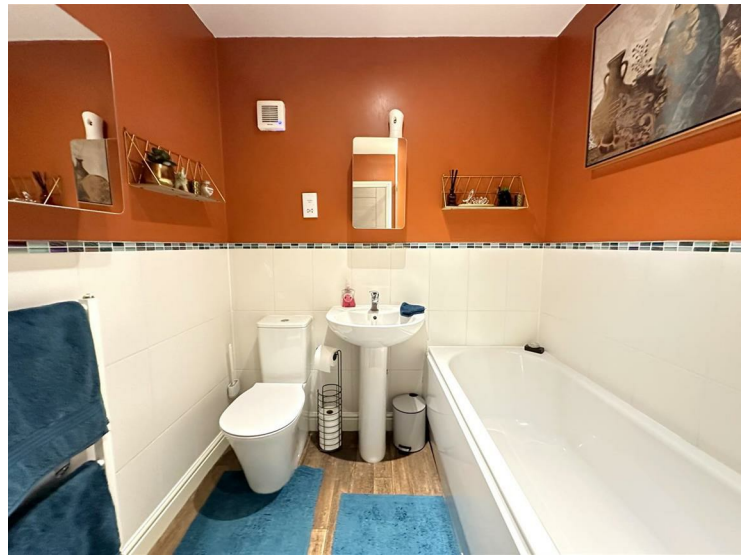
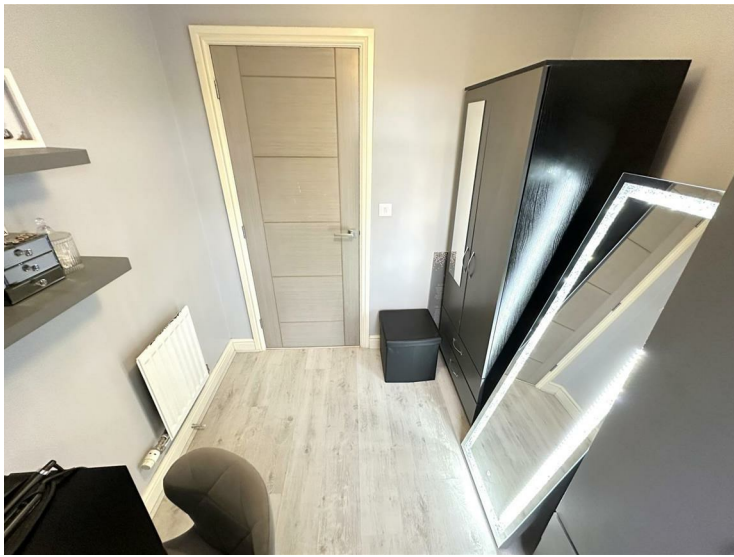
E: sales@vicinityhomes.co.uk

Bedroom Four 7'4" x 7'2" (2.241m x 2.209m)



Incorporating a double glazed window to rear, radiator and laminate floor.





Bathroom 8'4" x 6'6" (2.555m x 1.985m)

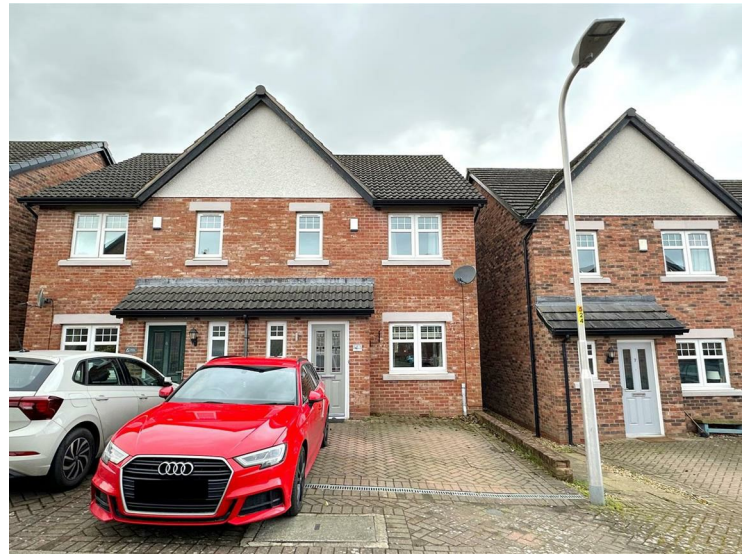


Incorporating a four piece suite comprising of a bath with mixer tap, shower cubicle, pedestal wash hand basin and WC. Extractor fan, inset ceiling lights, heated towel rail and tiled splash areas.

Outside



The property is approached by block paved on site parking for two cars. There is also an outside tap. To the rear of the property there is an enclosed garden with patio seating area, lawn area, outside tap and gated access to the side.



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		88
(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	

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/0371-2827-6632-2890-0545>

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

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.

www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk