



**9 Sark Close, Lowry Hill, Carlisle, Cumbria, CA3 0DX**

**Offers over £289,950**

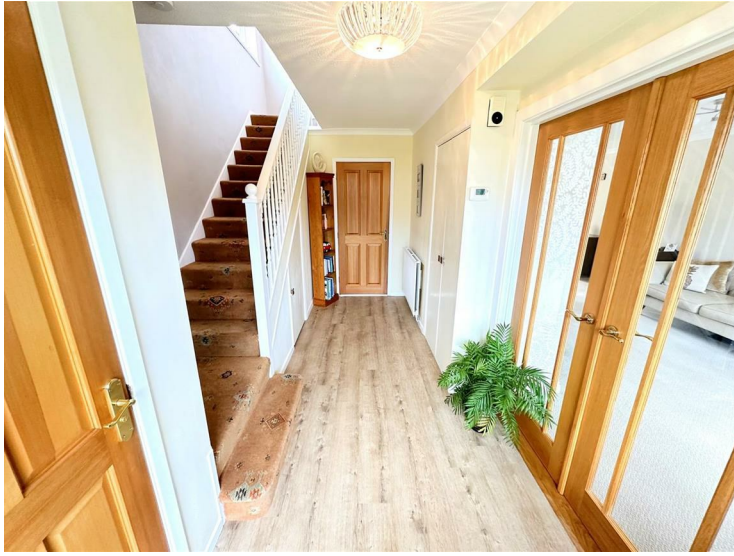
Vicinity Homes are delighted to offer to the market this immaculately presented, bay fronted, three bedroom detached family home situated on a generous sized plot in a cul-de-sac location within the sought after residential area of Lowry Hill. The property is close to a range of local amenities, regular bus route, popular Primary & Secondary Schools, play park, nature reserve and has excellent access to the Western City Bypass, M6 Motorway and the City Centre. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, modern kitchen, spacious dining lounge and a conservatory. To the first floor there are three bedrooms and a bathroom. The property also benefits from double glazing, central heating, covered passage way, garage which has been split into a utility room/store, on site parking and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family.



### Direction

From Carlisle City Centre proceed North up Stanwix Bank and continue straight ahead onto Scotland Road and then onto Kingstown Road. Turn left at the traffic lights onto Lowry Hill Road. Turn left onto Sark Close and left again into the cul-de-sac. The property is situated on the left hand side.

### Entrance Hallway



Approached by a door to front, incorporating a radiator, vinyl flooring, built in storage cupboard, under stairs storage cupboard and coving to the ceiling.



### Cloakroom/WC 6'3" x 2'6" (1.910m x 0.783m)



Incorporating a wash hand basin, WC, double glazed obscured window to side, electric heater, vinyl flooring and coving to the ceiling.

### Kitchen 9'4" x 9'0" (2.850m x 2.750m)



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. Tiled splash areas, 1.5 sink unit with mixer tap, plumbing for a washing machine, double glazed window to rear, radiator, vinyl flooring and two built in storage cupboards. Access into the passage way.

[www.vicinityhomes.co.uk](http://www.vicinityhomes.co.uk)

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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### Passage Way

Incorporating a door to front, door to rear and door into the utility area of the garage.

### Dining Lounge 24'1" x 10'0" (7.362m x 3.059m)



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

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**Conservatory 12'1" x 11'2" (3.685m x 3.411m)**



Incorporating double glazed french doors to side, electric heater and tiled floor.



**First Floor Landing**



Incorporating a double glazed obscured window to side, loft access, coving to the ceiling and a built in storage cupboard housing the boiler.





**Bedroom One 12'5" x 10'6" (3.804m x 3.206m)**



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

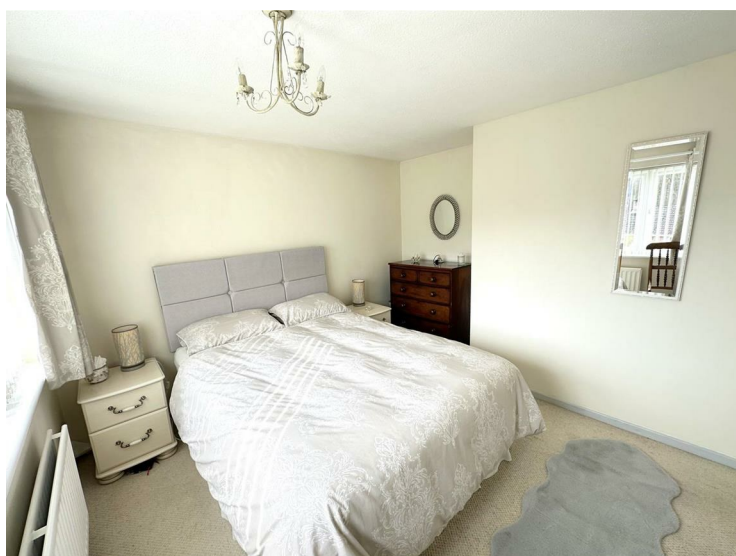
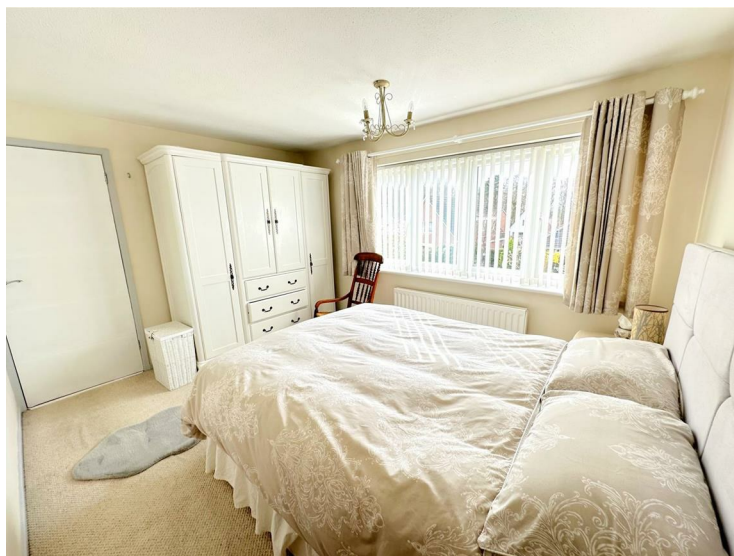




**Bedroom Two 11'5" x max x 9'7" min x 12'6" (3.485m x max x 2.929m min x 3.811m)**



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





**Bedroom Three 9'8" max x 6'5" min x 9'8" max (2.970m max x 1.956m min x 2.969m max)**



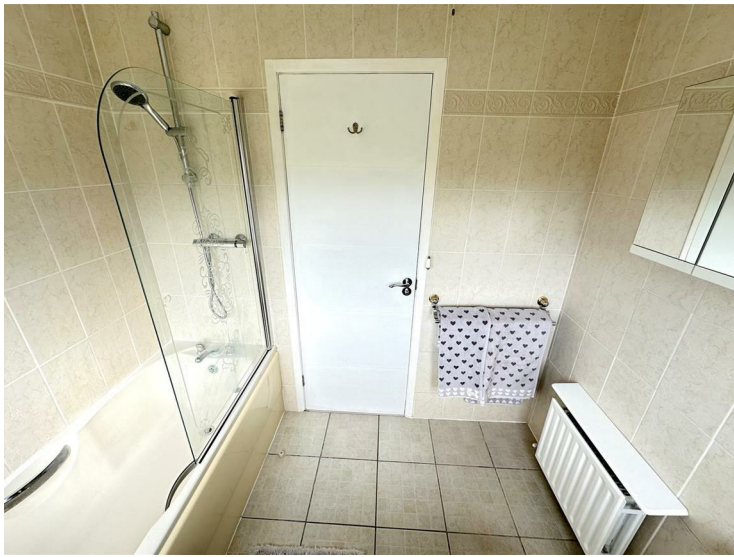
Incorporating a double glazed window to front, radiator and fitted wardrobe/storage.

**Bathroom 7'7" x 5'5" (2.327m x 1.669m)**



Incorporating a three piece suite comprising of a bath with shower over, wash hand basin and WC. Double glazed obscured window to rear, radiator, tiled floor and tiling to all walls.





## Outside



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







## 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/0360-2297-2340-2994-2611>

## 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](mailto:sales@vicinityhomes.co.uk).

## Referral Fees

We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates. It is your decision whether you choose to deal with Fisher Financial Associates. In making that decision, you should know that we will receive commission from the company worth approximately £50 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](mailto:sales@vicinityhomes.co.uk).



## Garage 22'6" max x 8'7" (6.871m max x 2.624)

The garage has been split into a store area and a utility area.

## Store Area 8'7" x 13'9" (2.630m x 4.195m)

Incorporating an up and over door, lighting and a doorway into the utility area.

## Utility Area 8'7" x 8'5" (2.623m x 2.586m)

Incorporating a range of fitted base units with work surface over, sink unit, double glazed window to rear and door into the passage way.

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**Free, No Obligation Valuation**

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