



**2 Shawk Crescent, Thursby, Carlisle, CA5 6PS**

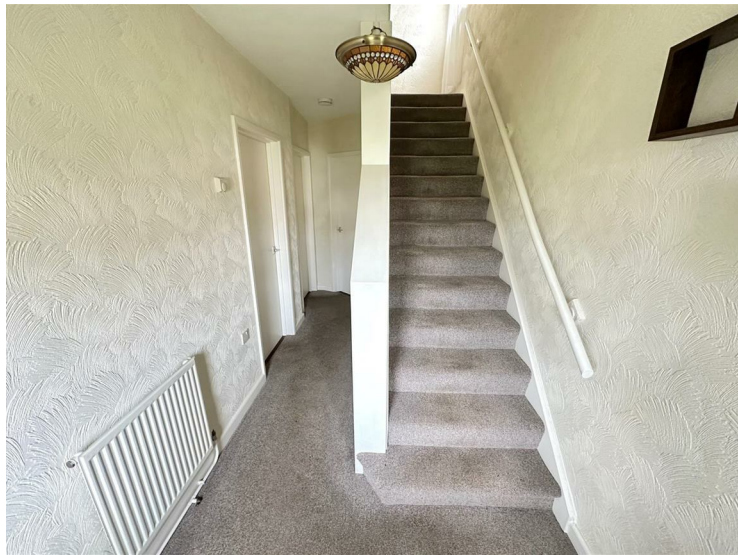
**Offers over £150,000**

Vicinity Homes are delighted to offer to the market this extended three bedroom semi detached house situated on a spacious corner plot within the popular village of Thursby. The village is located approximately six miles South West of Carlisle and approximately five miles East of Wigton. The village boasts a popular Primary School has excellent access onto the A595 towards Carlisle and the Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, two reception rooms, extended kitchen, rear hallway and cloakroom/WC. To the first floor there are three bedrooms and a bathroom. The property also benefits from double glazing, central heating, on site parking to the side of the house and gardens to front, side and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a family. The property does require some modernisation which is reflected by the asking price and is offered to the market with no onward chain.

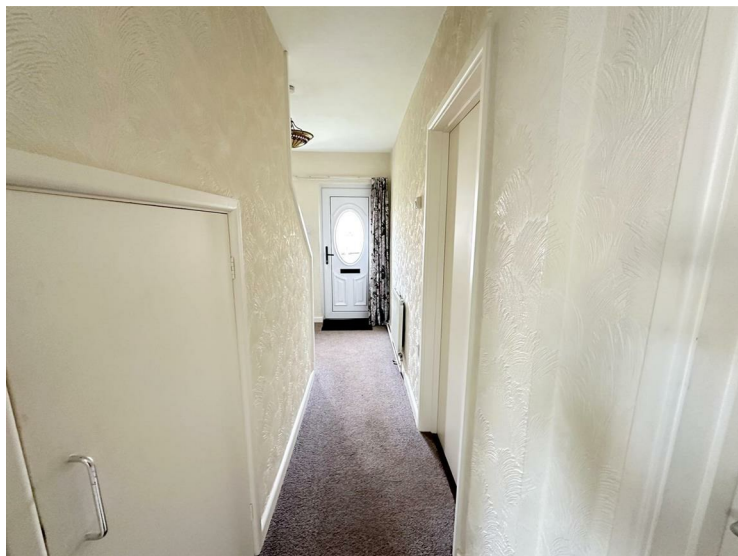
### Directions

From Carlisle head West along the A595. Turn left where sign posted for Thursby. Continue into the village. Turn left towards Curthwaite and left again onto School Road. Turn left onto Shawk Crescent. 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 double glazed window to front, radiator, stairs to the first floor and an under stairs storage cupboard with a double glazed obscured window to side.



### Kitchen 17'10" x 6'6" (5.453m x 2.001m)



Incorporating a range of fitted wall and base units with complementary work surface over, oven point, sink unit and tiled splash areas. Plumbing for a washing machine, space for a fridge/freezer, three double glazed windows to side and a radiator.



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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)

**Sitting Room 12'0" max x 11'5" (3.668m max x 3.500m)**



Incorporating a double glazed window to front and a radiator.



**Lounge 11'10" x 10'2" (3.616m x 3.118m)**



Incorporating a double glazed window to rear, radiator, built in storage cupboard and a feature fireplace with a back boiler.



### Rear Hallway



Incorporating a door to side and a radiator.

### First Floor Landing



Incorporating a double glazed window to side and loft access.

### Cloakroom/WC 4'1" x 3'10" (1.255m x 1.177m)



Incorporating a double glazed obscured window to side, WC, wash hand basin and extractor fan.



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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)

**Bedroom One 11'11" max x 10'0" min (3.635m max x 3.065m min)**



A double bedroom incorporating a double glazed window to rear, radiator and built in storage cupboard.



**Bedroom Two 10'2" max x 11'5" (3.112m max x 3.494m)**



A double bedroom incorporating a double glazed window to front, radiator and built in storage cupboard.



**Bedroom Three 8'5"m max x 8'3" max (2.586m max x 2.525m max)**



Incorporating a double glazed window to front, radiator and built in storage cupboard.



**Bathroom 6'8" x 5'6" (2.042m x 1.684m)**



Incorporating a three piece suite comprising of a bath, pedestal wash hand basin and WC. Double glazed obscured window to rear, radiator, tiled splash areas and extractor fan.



## Outside



The property is situated on a generous sized corner plot with block paved on site parking to the side of the house. There is a lawn area to the front and side of the house with flower and shrub beds. To the rear there is an outside tap, shed and further flower and shrub beds.



## Floor Plan



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

## EPC Band E

<https://find-energy-certificate.service.gov.uk/energy-certificate/7517-3121-1010-1568-2226>

## Council Tax

The property is in Council Tax Band A.

## 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).

## 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](mailto:sales@vicinityhomes.co.uk) to arrange an appointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)