



158 Stonegarth, Carlisle, Cumbria, CA2 6PE

**Offers in the region of
£135,000**

Vicinity Homes are delighted to offer to the market this well presented, three double bedroom mid link house situated within a cul-de-sac location in a popular residential area 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 great access onto the Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, breakfast kitchen and a dining lounge with a wood burning stove and double glazed french doors to the rear garden. To the first floor there are three double bedrooms and a bathroom. The property also benefits from double glazing, central heating, on site parking and a good sized garden to the rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a first time buyer or a family.

Directions

From Carlisle City Centre proceed West along Wigton Road. Turn left onto Stonegarth and continue on this road. The property is situated in a cul-de-sac and can be identified by our "For Sale" sign.

Entrance Hallway



Approached by a door to front, incorporating a radiator, under stairs storage area, double glazed window to front and stairs to the first floor.



Breakfast Kitchen 10'11" max x 18'0" max x 9'6" min (3.332m max x 5.508m max x 2.908m min)



Incorporating a range of fitted wall and base units with complementary work surface over, breakfast bar and an oven point with cooker hood over. Sink unit with mixer tap, tiled splash areas, plumbing for a washing machine, integrated fridge and integrated freezer. Double glazed window to front, double glazed window to rear, radiator, door to rear and two built in storage cupboards.



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Dining Lounge 18'7" x 11'1" (5.675m x 3.401m)



Incorporating a double glazed window to front, double glazed french doors to rear, radiator and wood burning stove.



First Floor Landing



Incorporating a loft access point with a pull down ladder. We have been informed the loft is boarded and has lighting.

Bedroom One 12'10" to wardrobe front x 8'11" (3.932m to wardrobe front x 2.736m)



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

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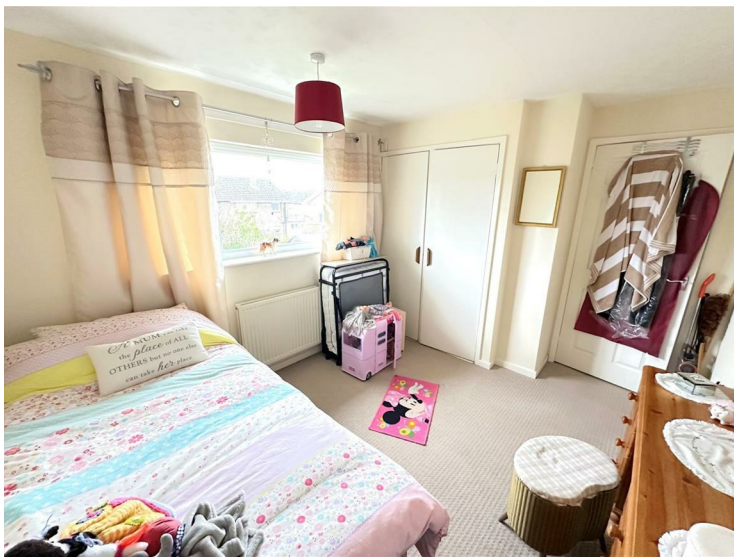
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Bedroom Two 9'9" min x 9'4" (2.997m min x 2.852m)



Bedroom Three 12'10" x 8'2" (3.914m x 2.491m)



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



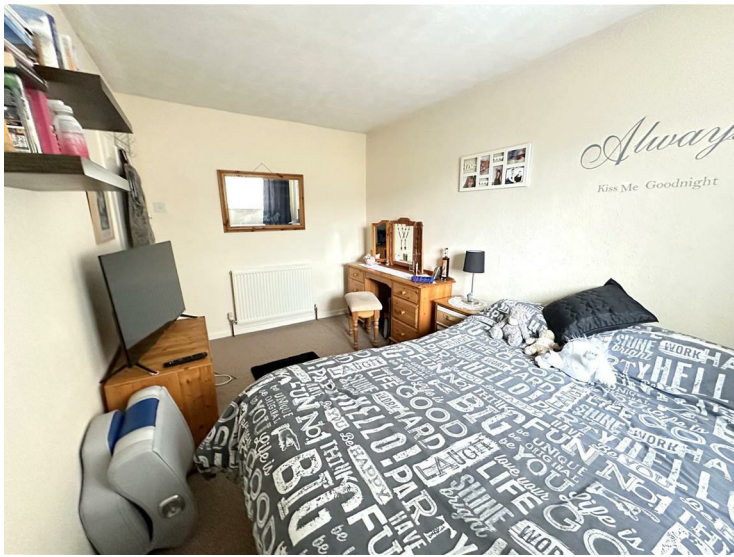
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Outside



Bathroom 6'3" x 5'5" (1.928m x 1.657m)



The property is approached by on site parking shillied area. To the rear of the property there is an enclosed garden with lawn area, flower and shrub beds, patio seating area and an outside tap.



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

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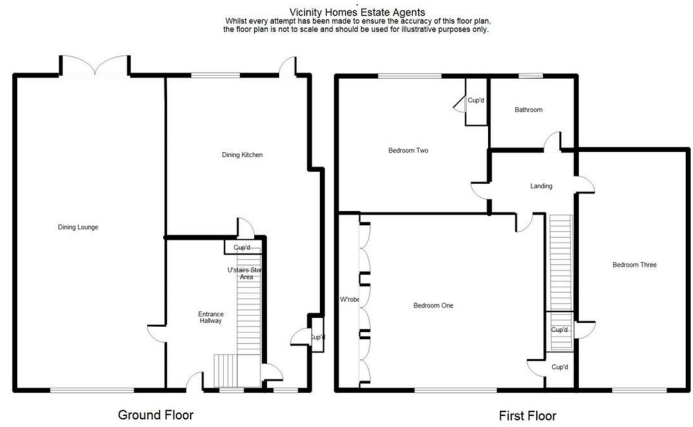
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Floor Plan



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/8534-7125-2030-7245-7996>

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.

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.



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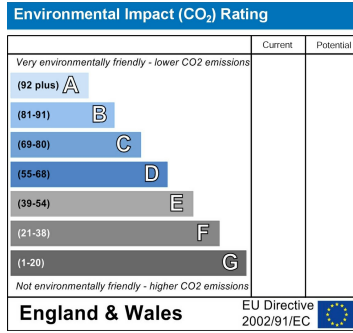
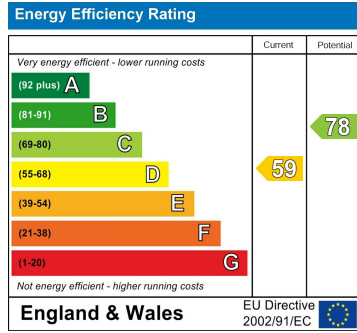
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Free, No Obligation Valuation

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.



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