



50A Turnstone Drive, Carlisle, CA2 7NU

**Offers in the region of
£116,000**

Vicinity Homes are delighted to offer to the market this modern end link 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, modern kitchen and a dining lounge with double glazed french doors to the rear garden. To the first floor there are two double bedrooms and a modern bathroom. The property also benefits from double glazing, central heating, two parking spaces and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. The property is part of the Council's Affordable Housing Scheme and is offered to the market at 80% value. There is also a local occupancy clause which states, at present, buyers need to live or work in the Belle Vue area or have a family member currently living in the Belle Vue Area. This property is perfect for first time buyers!

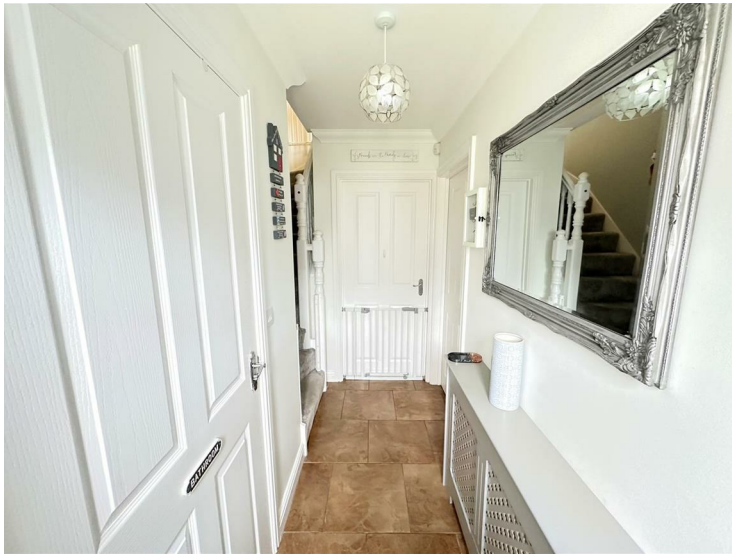
Directions

From Carlisle City Centre proceed West along Castle Way. Take the third exit at the round about onto Port Road and continue onto Newtown Road. Turn right onto Turnstone Drive which leads into the Turnstone Park Development. Turn left at the T junction. 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 radiator, tiled floor, coving to the ceiling and stairs to the first floor.



Cloakroom/WC 6'1" x 2'9" (1.855m x 0.858m)



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

Kitchen 9'10" x 6'8" (2.999m x 2.040m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Integrated fridge, integrated freezer, plumbing for a washing machine, tiled splash areas, 1.5 sink unit with mixer tap, double glazed window to front, radiator and tiled floor.

www.vicinityhomes.co.uk

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Dining Lounge 13'10" max x 10'5" min x 14'9" (4.237m max x 3.189m min x 4.516m)



Incorporating a double glazed window to rear, double glazed french doors to rear, two radiators, coving to the ceiling and under stairs storage cupboard.



First Floor Landing



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



Bedroom One 11'9" x 9'5" (3.583m x 2.891m)



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



Bedroom Two 11'3" x 7'10" (3.449m x 2.404m)



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



Bathroom 8'9" x 6'10" (2.688m x 2.104m)



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



Outside



The property is approached by a lawn area with shrub beds and an outside tap. To the rear of the property there is an enclosed garden with lawn area, patio seating area, timber decked seating area, gated access to the front and gated access to the rear. There are two parking spaces for the property behind the rear garden.





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.

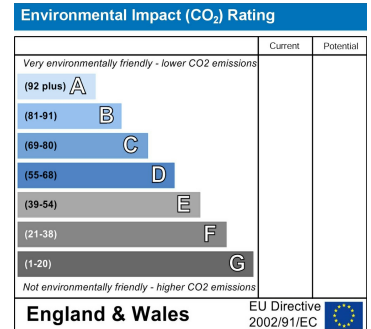
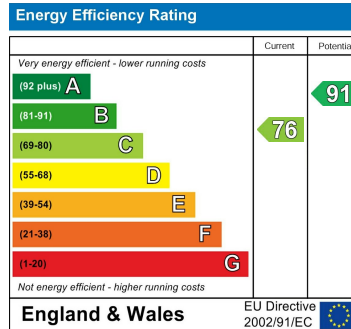
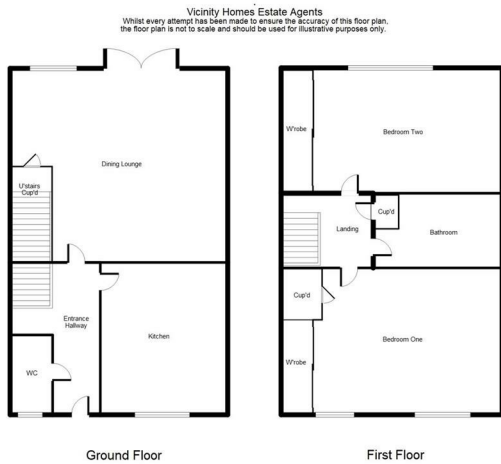
Free, No Obligation Valuation

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.

Estate Agents Note

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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 C

<https://find-energy-certificate.service.gov.uk/energy-certificate/0665-3039-9203-6324-7200>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band B.

Viewings

Strictly through arranged appointments by Vicinity Homes. To