



**8 Carvoran Way, Carlisle, Cumbria, CA2 7XJ**

**Offers in the region of  
£220,000**

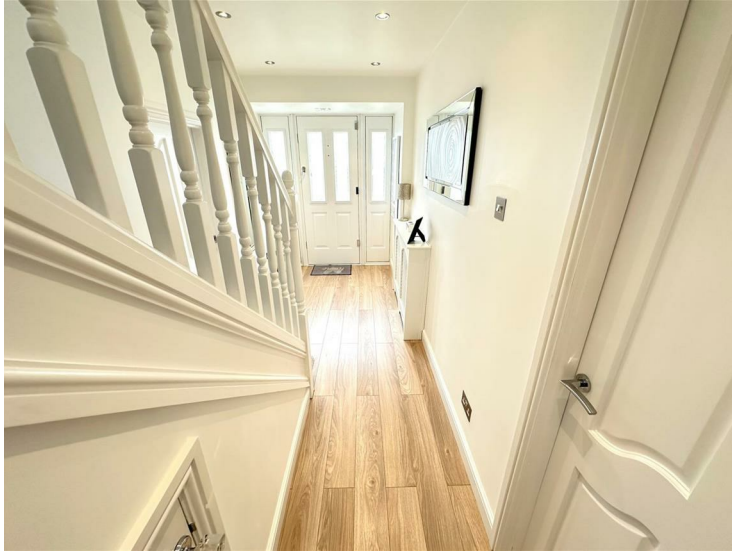
Vicinity Homes are delighted to offer to the market this immaculately presented, three/four bedroom semi detached house situated on a generous sized corner plot within a popular residential area to the West of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, popular Primary & Secondary Schools and has excellent access onto the Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge, dining room, breakfast kitchen, conservatory and a play room/bedroom four. To the first floor there are three bedrooms and a modern shower room. The property also benefits from double glazing, central heating, on site parking for two vehicles and gardens to front, side and rear. Viewing of this family home is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a family.



### Directions

From the Western City Bypass turn left off Sandsfield Lane onto Housesteads Road and left again onto Castlesteads Drive. Turn right onto Carvoran Way and right again. 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, laminate floor, inset ceiling lights, under stairs storage cupboard and stairs to the first floor.



### Breakfast Kitchen 18'1" max x 10'6" max (5.530m max x 3.209m max)



Incorporating a range of fitted wall and base units with complementary oak work surface over, breakfast bar and an oven point. Sink unit with mixer tap, integrated dishwasher, space for a fridge/freezer, plumbing for a washing machine and space for a tumble dryer. Double glazed window to rear, double glazed skylight to rear and double glazed skylight to side. Double glazed french doors to side, laminate floor, radiator and inset ceiling lights.



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

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**Conservatory 15'3" x 8'9" (4.649m x 2.685m)**



**Incorporating a double glazed french doors to side, radiator, laminate floor and under floor heating.**







**Lounge 11'4" x 14'4" (3.477m x 4.385m)**



Incorporating a double glazed bow window to front, two radiators, inset ceiling lights, coving to the ceiling and a feature fireplace.



Dining Room 10'9" x 8'7" (3.285m x 2.630m)



Incorporating a double glazed window to rear, radiator and coving to the ceiling.



Play Room/Bedroom Four 16'6" x 8'5" max (5.043m x 2.566m max)



Incorporating a double glazed window to front, double glazed window to side, radiator, inset ceiling lights, loft access and fitted storage.







**First Floor Landing**



**Bedroom One 11'9" max x 9'6" (3.591m max x 2.907m)**



Incorporating a double glazed window to side, inset ceiling lights and coving to the ceiling.



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

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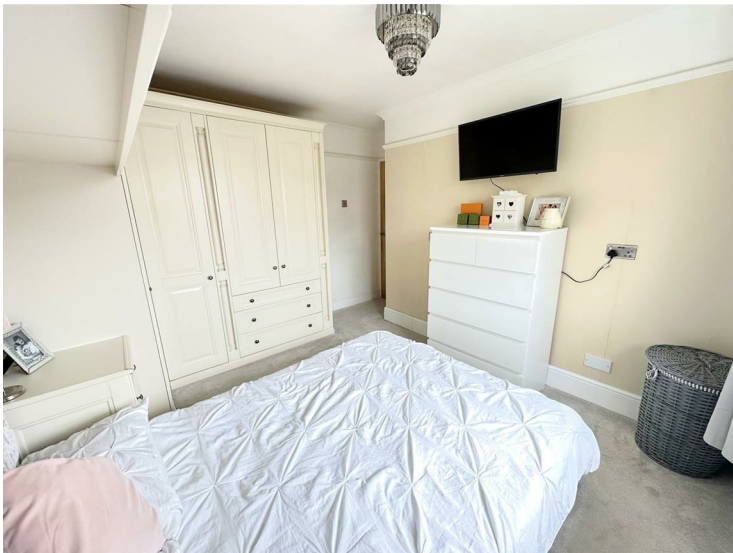
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**Bedroom Two 11'5" x 8'8" (3.480m x 2.658m)**



A double bedroom incorporating a double glazed window to rear, radiator, inset ceiling lights, coving to the ceiling, loft access, fitted wardrobes/storage and a built in storage cupboard with a radiator.







**Bedroom Three 9'0" x 7'10" (2.759m x 2.402m)**



Incorporating a double glazed window to front, radiator, inset ceiling lights and coving to the ceiling.



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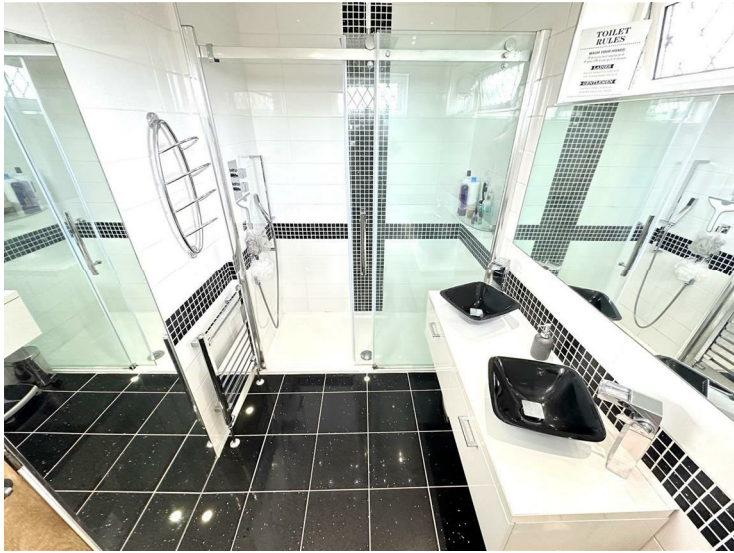


### Showroom 8'7" x 5'4" (2.639m x 1.628m)



Incorporating a modern three piece suite comprising of a double shower cubicle, two modern sink units with mixer taps and a WC. Double glazed obscured window to rear, double glazed obscured window to side, heated towel rail, tiled floor, tiling to all walls, inset ceiling lights and under floor heating.

### Outside



The property is situated on a spacious corner plot and is approached by block paved on site parking for two vehicles. There is also a lawn area with flower and shrub beds. To the rear and side of the property there is an enclosed garden with patio seating areas, timber decked seating area, outside tap, outside power point, flower and shrub beds and gated access to the front.

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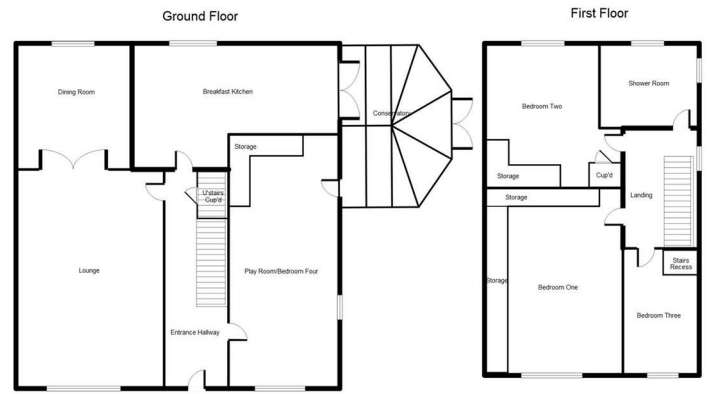
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## Floor Plan

Vicinity Homes Estate Agents  
Whilst every attempt has been made to ensure the accuracy of this floor plan, the floor plan is not to scale and should be used for illustrative purposes only.



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## EPC Band C

<https://find-energy-certificate.service.gov.uk/energy-certificate/6639-9720-2109-0119-0226>

## Council Tax

The property is in Council Tax Band B.

## 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).



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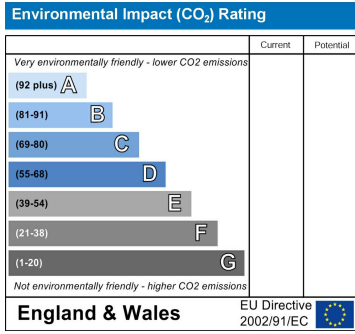
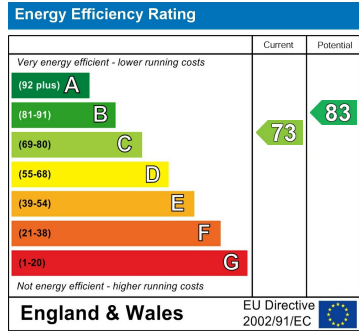
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### Free, No Obligation Valuation

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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