



**23 Newtown Meadows, Carlisle, CA2 7GU**

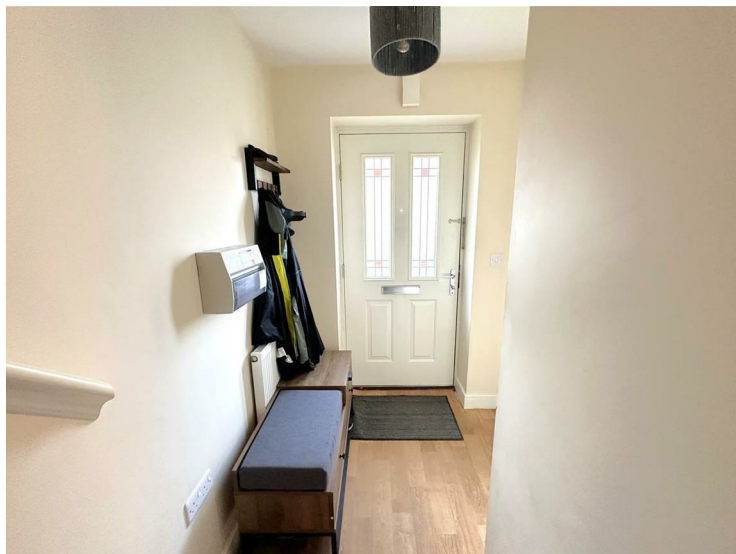
**Offers in the region of  
£129,995**

Vicinity Homes are delighted to offer to the market this immaculately presented and deceptively spacious, two double bedroom mid link house situated within a cul-de-sac location in a popular modern development 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, lounge, dining kitchen and a cloakroom/WC. To the first floor there are two double bedrooms and a bathroom. The property also benefits from double glazing, central heating, on site parking and garden to rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a first time buyer or a buy to let investor.

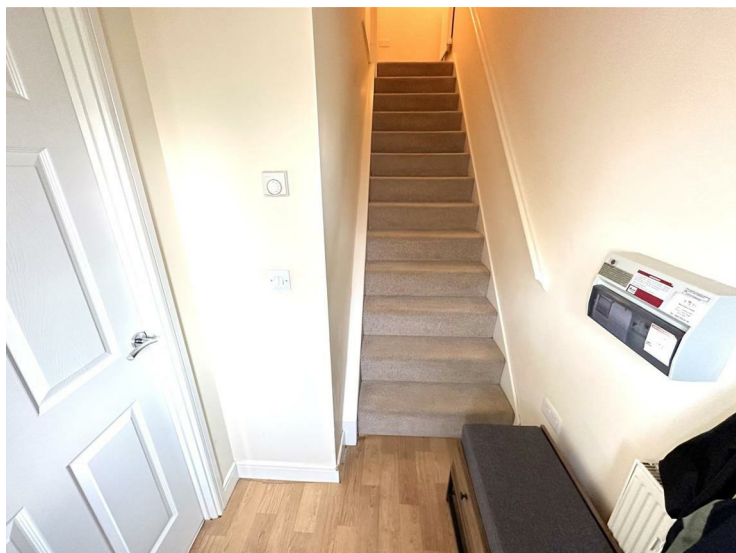
### Directions

From Carlisle City Centre proceed West along Newtown Road and turn left onto Shady Grove Road. Turn left onto Brookside and left again onto Newtown Meadows. Proceed straight ahead.

### Entrance Hallway



Approached by a door to front, incorporating a radiator and stairs to the first floor.



### Lounge 12'7" 12'4" (3.837m 3.770m)



Incorporating a double glazed window to front, radiator, laminate floor and under stairs storage cupboard.



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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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

**Dining Kitchen 13'3" x 16'0" max x 12'3" (4.064m x 4.892m max x 3.754m)**



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Sink unit with mixer tap, plumbing for a washing machine, plumbing for a dishwasher and space for a fridge/freezer. Double glazed window to rear, door to rear, radiator and inset ceiling lights.



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**Cloakroom/WC 6'11" x 3'4" (2.112m x 1.039m)**



Incorporating a pedestal wash hand basin, WC, radiator, inset ceiling lights and tiled splash areas.



### First Floor Landing



Incorporating a built in storage cupboard, radiator and loft access.

### Bedroom One 16'0" max x 10'3" (4.900m max x 3.145m)



A double bedroom incorporating two double glazed windows to front, radiator, built in storage cupboard and laminate floor.

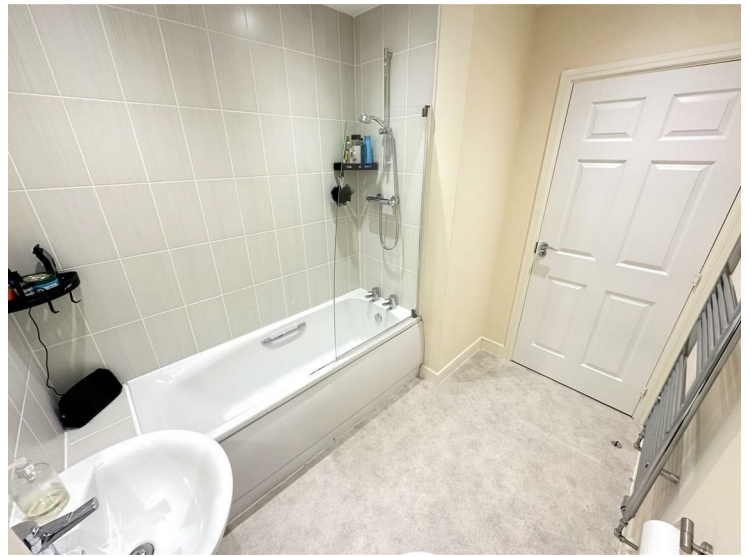


**Bedroom Two 16'0" x 8'6" (4.896m x 2.595m)**



A double bedroom incorporating two double glazed windows to rear, radiator and laminate floor.





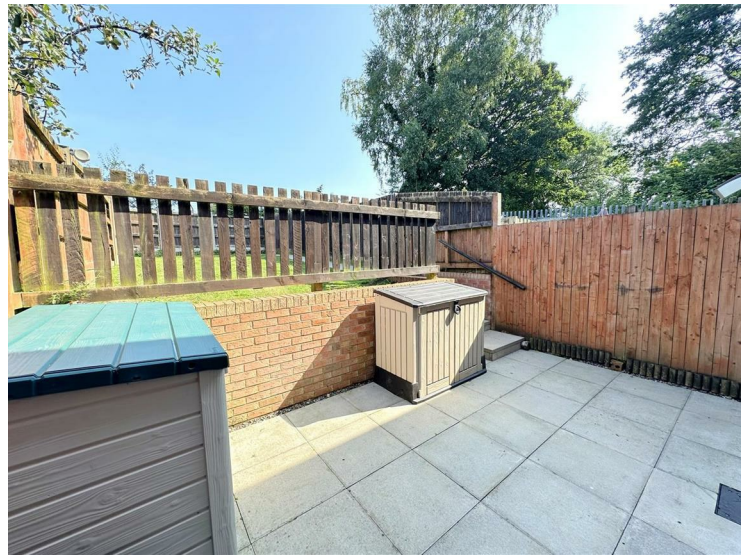
**Bathroom 8'7" x 6'10" (2.641m x 2.086m)**

**Outside**

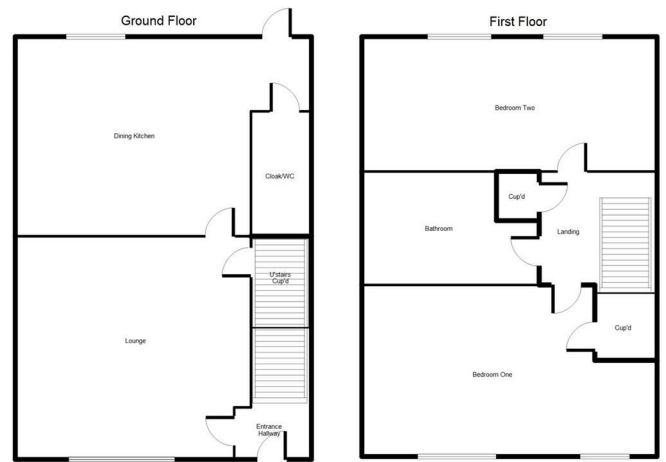


Incorporating a three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Extractor fan, tiled splash areas, inset ceiling lights and heated towel rail.

The property is approached by on site parking and a lawn area. To the rear of the property there is a good sized enclosed garden with a patio seating area and steps leading up to the lawn area and gated access to the side lane.



### 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/2001-8278-8040-9801-9001>

### Tenure

The property is Freehold.

### Council Tax

The property is in Council Tax Band B.

### 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



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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.

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**Free, No Obligation Valuation**

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