



**10 Willow Park Banks Lane, Carlisle, CA1 2UB**

**Offers in the region of  
£99,950**

Vicinity Homes are delighted to offer to the market this immaculately presented two bedroom semi detached retirement bungalow situated within a popular development to the East of Carlisle City Centre. The property is close to a range of local amenities, regular bus route and has good access to the City Centre and the M6 Motorway. The bungalow has an age restriction of 55 years and over. The accommodation briefly comprises of an entrance vestibule, hallway, two bedrooms, modern shower room, dining lounge with double glazed patio doors leading to the sun room and a modern kitchen. The property also benefits from double glazing, central heating, careline, communal parking and communal garden areas. Viewing is absolutely essential to fully appreciate the accommodation on offer. The property is offered to the market with no onward chain.

### Directions

From Carlisle City Centre proceed East along Warwick Road and turn right onto Victoria Road. Turn right again onto Banks Lane and right onto Willow Park. The property is situated in the cul-de-sac on the right hand side and can be identified by our "For Sale" sign.

### Entrance Vestibule



Approached by a door to front, incorporating coving to the ceiling.

### Hallway



Incorporating coving to the ceiling and loft access.

### Kitchen 10'5" x 7'10" (3.200m x 2.413m)



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, integrated microwave and sink unit with mixer tap. Tiled splash areas, plumbing for a washing machine, double glazed window to rear, radiator, laminate floor and built in storage cupboard.



**Dining Lounge 14'4" x 13'2" (4.372m x 4.038m)**



Incorporating double glazed patio doors to rear, radiator, built in storage cupboard and coving to the ceiling.



**Sun Room 12'0" x 5'11" (3.663m x 1.821m)**



Incorporating a door to side and laminate floor.



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

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**Bedroom One 10'9" to wardrobe front x 9'3" (3.277m to wardrobe front x 2.832m)**



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

**Bedroom Two 8'8" x 7'10" (2.667m x 2.410m)**



Incorporating a double glazed window to front and a radiator.

**Shower Room 7'3" x 6'0" (2.229m x 1.834m)**



Incorporating a modern three piece suite comprising of a double shower cubicle, wash hand basin set to vanity unit and WC. Double glazed obscured window to side, radiator, laminate floor, splash panels, extractor fan and heated towel rail.



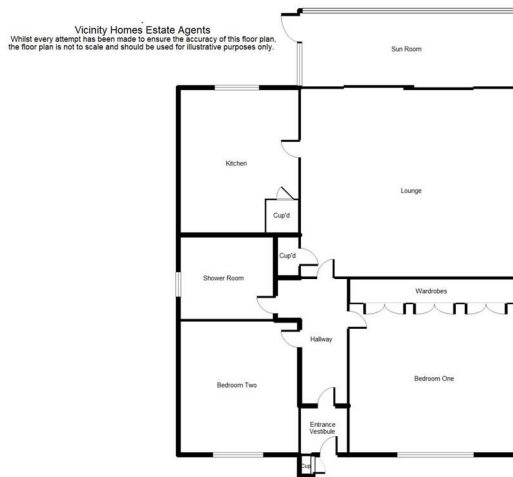
## Outside



There are communal parking areas in the development and communal garden areas around the bungalow. There is a patio seating area next to the bungalow at the rear and an outside tap. There is also a bin store at the front of the bungalow.



## 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/3190-1895-0322-4000-3203>

### Council Tax

The property is in Council Tax Band B.

### Tenure

The property is Freehold.

### Estate Agent Note

Please note, the property flooded in 2015. There is careline at the property. There is a service charge payable to Guinness Partnership of £131.53 per month which includes the building insurance, window cleaning and grounds maintenance.

### 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.

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### 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.

