



**8 Harker Road Ends, Carlisle, CA6 4HL**

**Offers over £270,000**

Vicinity Homes are delighted to offer to the market this deceptively spacious four double bedroom semi detached house situated on a generous sized plot to the North of Carlisle City Centre. The property is close to a range of local amenities, popular Primary & Secondary Schools, Cargo & Rockcliffe villages and has excellent access to the M6 Motorway and the Western City Bypass. The accommodation briefly comprises of an entrance porch, hallway, shower room, lounge with multi fuel stove, garden room, dining kitchen and a utility room. To the first floor there are four double bedrooms and a bathroom. The property also benefits from double glazing, central heating, block paved on site parking for several vehicles, garage, store room and gardens to front and rear. Viewing is absolutely essential to fully appreciate the size of the accommodation on offer. An ideal purchase for a family!

### Directions

From Carlisle proceed North on Kingstown Road and left onto Parkhouse Road. Continue on this road passing Asda & Capita buildings. Following this road heading towards Rockcliffe and continue onto Harker Road Ends. Turn left at the post box and left again. The property is situated on the right hand side and can be identified by our "For Sale" sign.

### Entrance Porch 6'3" x 4'0" (1.907m x 1.235m)

Approached by a door to side, incorporating a double glazed window to front and double glazed window to side.

### Hallway



Incorporating a radiator, under stairs storage cupboard and stairs to the first floor.



### Shower Room 5'11" x 4'10" (1.819m x 1.487m)



Incorporating a three piece suite comprising of a shower cubicle, wash hand basin and WC. Double glazed obscured window to side, heated towel rail, tiled splash areas, inset ceiling lights, extractor fan and tiled floor.



**Dining Kitchen 22'0" x 12'11" (6.718m x 3.952m)**



Incorporating a range of fitted wall and base units with complementary work surface over, oven point and cooker hood over. Integrated fridge, plumbing for a dishwasher, tiled splash areas and 1.5 sink unit with mixer tap. Two double glazed windows to rear, radiator, extractor fan and door to side.





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**Utility Room 6'9" x 6'3" (2.074m x 1.916m)**



Incorporating a range of fitted wall and base units with complementary work surface over, plumbing for washing machine, space for tumble dryer, double glazed window to side, radiator and coving to the ceiling.

**Lounge 11'11" x 18'6" (3.641m x 5.650m)**



Incorporating a multi fuel stove, double glazed window to front, radiator, laminate floor and double glazed french doors to rear.



**Garden Room 18'11" x 10'4" (5.791m x 3.168m)**



Incorporating double glazed french doors to rear, radiator and laminate floor.



**First Floor Landing**

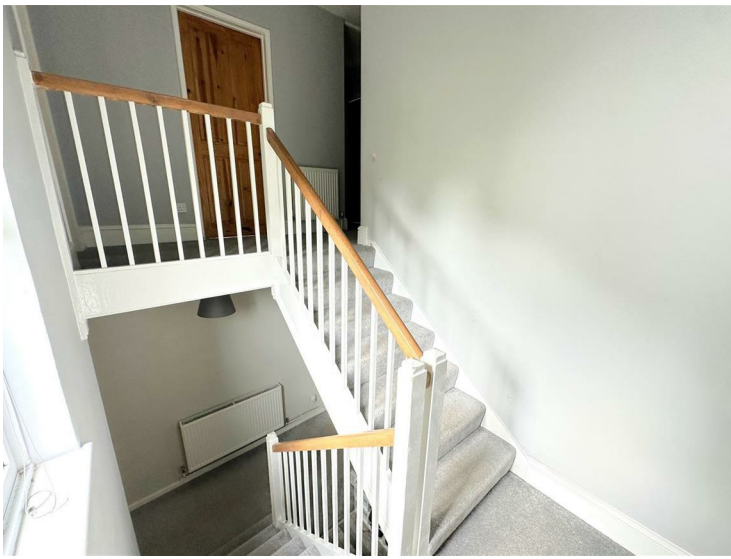


Incorporating a double glazed window to side, radiator, built in storage cupboard and loft access.

**Bedroom One 17'4" x 11'11" (5.301m x 3.637m)**



A double bedroom incorporating a double glazed window to front, double glazed window to rear, two radiators, laminate floor, sink unit with mixer tap, coving to the ceiling and a built in storage cupboard.



**Bedroom Two 12'10" x 11'5" (3.933m x 3.483m)**



A double bedroom incorporating a double glazed window to rear and a radiator.





**Bedroom Three 10'2" x 9'1" (3.109m x 2.779m)**



A double bedroom incorporating a double glazed window to rear, radiator and laminate floor.





**Bedroom Four 10'7" x 7'7" (3.251m x 2.334m)**



A double bedroom incorporating a double glazed window to front, radiator and laminate floor.

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**Bathroom 7'11" x 5'6" (2.434m x 1.701m)**



Incorporating a three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Two double glazed obscured windows to side, radiator, panelled ceiling and extractor fan.

**Outside**



The property is approached by block paved on site parking for several vehicles leading to the garage. There is also a lawn area, flower and shrub beds and an outside tap. To the rear of the property there is an enclosed garden with lawn area, timber decked seating area, outside power point, outside tap and patio seating area.



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## First Floor Floor Plan



### Passage Way

Incorporating a door to front and a door to rear.

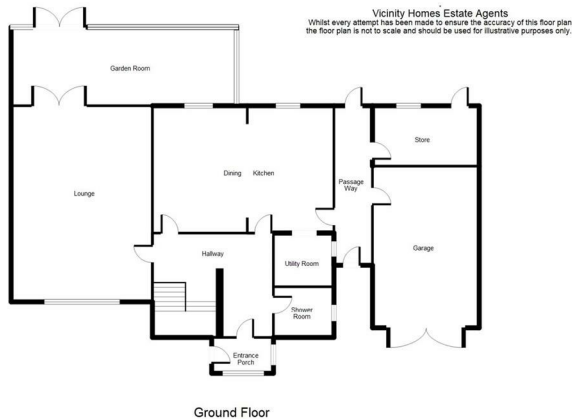
### Garage 16'0" x 10'6" (4.890m x 3.219m)

Incorporating double opening doors, power and lighting.

### Store 10'5" x 6'11" (3.181m x 2.117m)

Incorporating a double glazed window to rear, door to rear, power and lighting.

### Ground Floor Floor Plan



Please note, the floor plan is not to scale and should be used for illustrative purposes only.

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### EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/8700-9844-5329-4006-1913>

### Council Tax

The property is in Council Tax Band C.

### 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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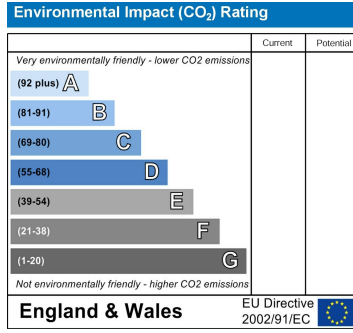
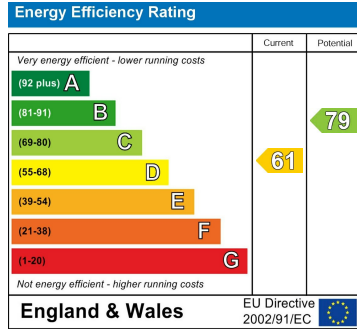
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### Free, No Obligation Valuation

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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