



**3 Hamilton Drive, Carlisle, CA2 4QS**

**Offers over £190,000**

Vicinity Homes are delighted to offer to the market this immaculately presented three bedroom, bay fronted semi detached house situated in the ever popular Story Homes The Ridings Development which is located to the South of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, popular Primary & Secondary Schools and has good access to the City Centre and the M6 Motorway. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, dining kitchen and a lounge with double glazed french doors to the rear garden. To the first floor there are three bedrooms, master en suite shower room and a bathroom. The property also benefits from double glazing, central heating, on site parking for two vehicles and a landscaped garden to rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a family.



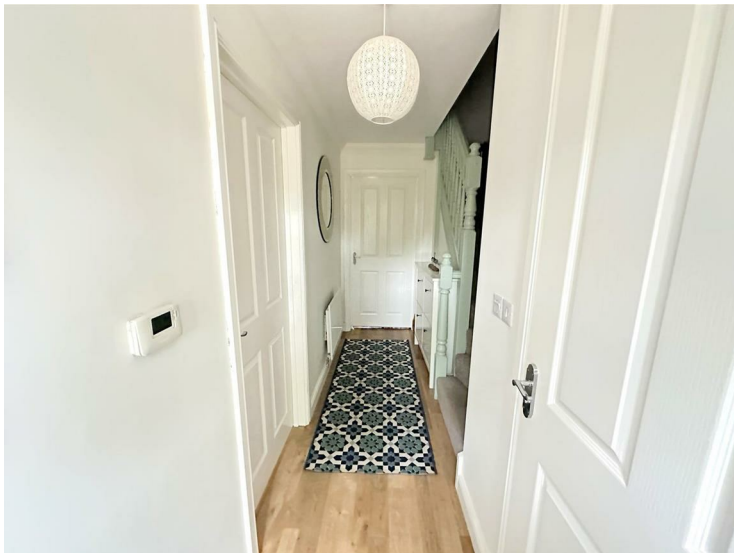
### Directions

Proceed South along Blackwell Road heading to the outskirts of Carlisle. Turn left onto Ascot Way. Turn left onto Newbury Way and left onto Hamilton Drive. The property is situated on a short side road on the left hand side.

### Entrance Hallway



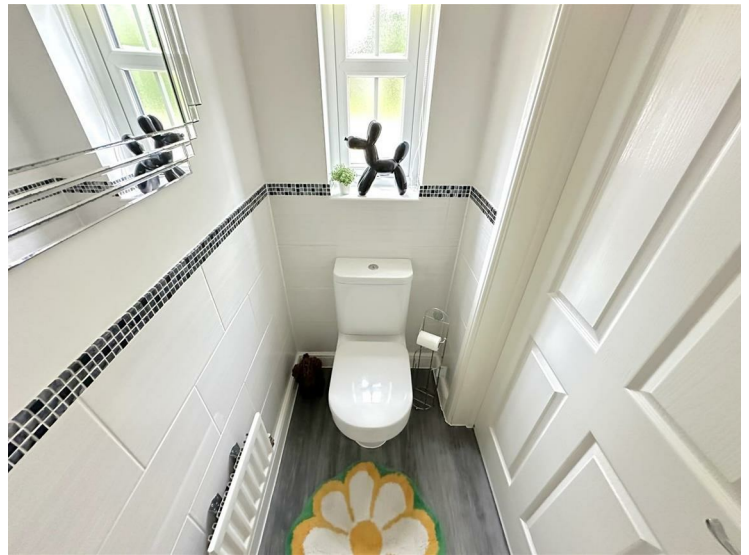
Approached by a door to front, incorporating a radiator, stairs to the first floor, LVT flooring and coving to the ceiling.



### Cloakroom/WC 5'6" x 2'11" (1.692m x 0.914m)



Incorporating a pedestal wash hand basin, WC, double glazed obscured window to front, radiator and extractor fan.



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**Dining Kitchen 15'6" x 8'5" (4.728m x 2.568m)**



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, tiled splash areas and 1.5 sink unit with mixer tap. Double glazed bay window to front, radiator, LVT flooring and plumbing for a washing machine.





**Lounge 15'7" x 10'2" (4.769m x 3.102)**



Incorporating double glazed french doors to rear, double glazed window to rear, radiator, under stairs storage cupboard, LVT flooring and coving to the ceiling.

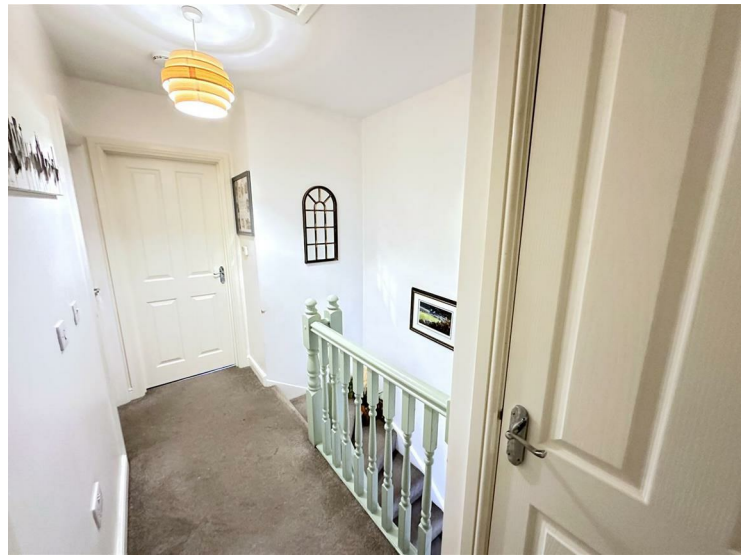




## First Floor Landing



Incorporating a built in storage cupboard and loft access,





**Bedroom One 11'11" x 8'5" (3.642m x 2.573m)**



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



**En Suite Shower Room 8'5" x 3'10" (2.570m x 1.190m)**



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



**Bedroom Two 9'6" x 8'5" (2.912m x 2.578m)**



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



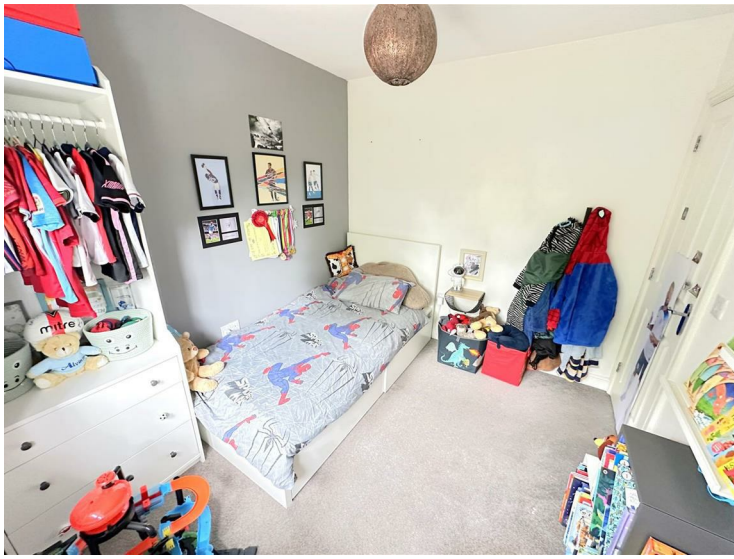
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**Bedroom Three 10'3" max x 6'10" (3.131m max x 2.088m)**



Incorporating a double glazed window to rear and a radiator.

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**Bathroom 6'9" x 5'6" (2.067m x 1.681m)**



Incorporating a modern three piece suite comprising of a bath with shower over & shower attachment, pedestal wash hand basin and WC. Double glazed obscured window to front, extractor fan, tiled splash areas, inset ceiling lights and heated towel rail.



**Outside**



The property is approached by on site parking for two vehicles. To the rear of the property there is an enclosed landscaped garden with patio seating areas, artificial grassed areas, outside tap and gated access to the front.



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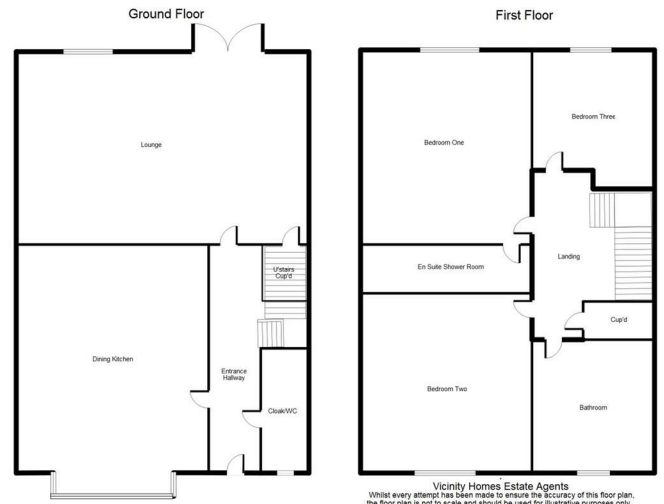
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## Floor Plan



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

## EPC Band B

<https://find-energy-certificate.service.gov.uk/energy-certificate/8076-7136-4500-4516-7902>

## Tenure

The property is Freehold.

## Estate Agents Note

We have been informed the upkeep fee for the development is an annual payment of £94.00.

## Council Tax

The property is in Council Tax Band C.

## 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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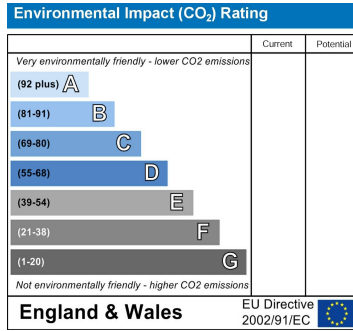
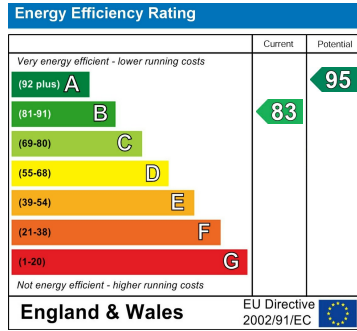


### Mailing List

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](mailto: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](mailto:sales@vicinityhomes.co.uk) to arrange an appointment.



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