



**49 Punton Road, Carlisle, CA3 9BB**

**Offers in the region of  
£239,950**

Vicinity Homes are delighted to offer to the market this immaculately presented and extended, three bedroom, bay fronted semi detached house situated within a sought after location to the North of Carlisle City Centre. The property is close to a range of local amenities, popular Primary & Secondary Schools, regular bus route and has excellent access to the City Centre, the Western City Bypass and the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge, extended sitting room and an extended modern kitchen. 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 and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family!

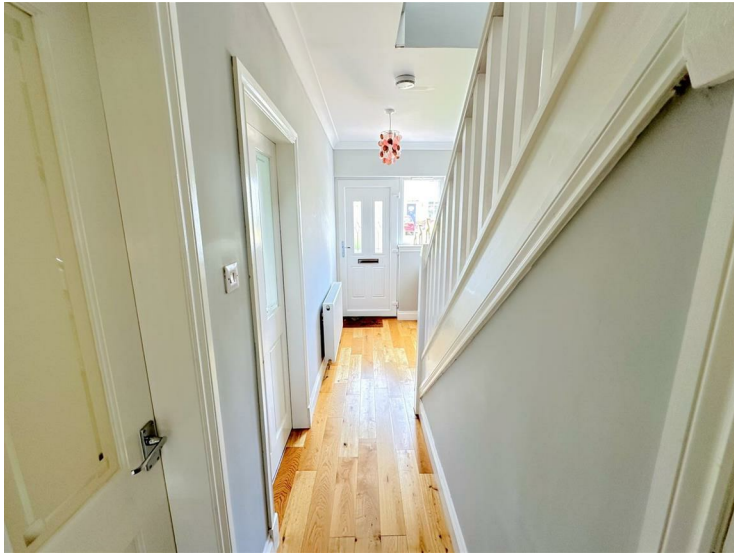
### Directions

From Carlisle City Centre proceed North up Stanwix Bank and turn left at the traffic lights onto Brampton Road. Turn left onto Well Lane and right onto Tarraby Lane. Take the second turning onto Punton Road. 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, oak flooring, under stairs storage cupboard and stairs to the first floor.



### Lounge 11'10" x 13'0" (3.623m x 3.981m)



Incorporating a double glazed bay window to front, radiator, coving to the ceiling and a feature fireplace with surround, inset and hearth.



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

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**Extended Sitting Room 21'2" x 11'10" max (6.466m x 3.614m max)**



Incorporating double glazed french doors to rear, two double glazed windows to rear, two radiators, coving to the ceiling and feature fireplace with surround, inset and hearth.





### Inner Hallway

Incorporating a radiator, tiled floor, space for a fridge/freezer and coving to the ceiling. Open to the Kitchen.

### Kitchen 13'0" x 9'7" (3.972m x 2.926m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Tiled splash areas, sink unit with mixer tap, plumbing for a washing machine and an integrated dishwasher. Double glazed window to front, double glazed window to rear, door to rear, tiled floor, inset ceiling light and coving to the ceiling.



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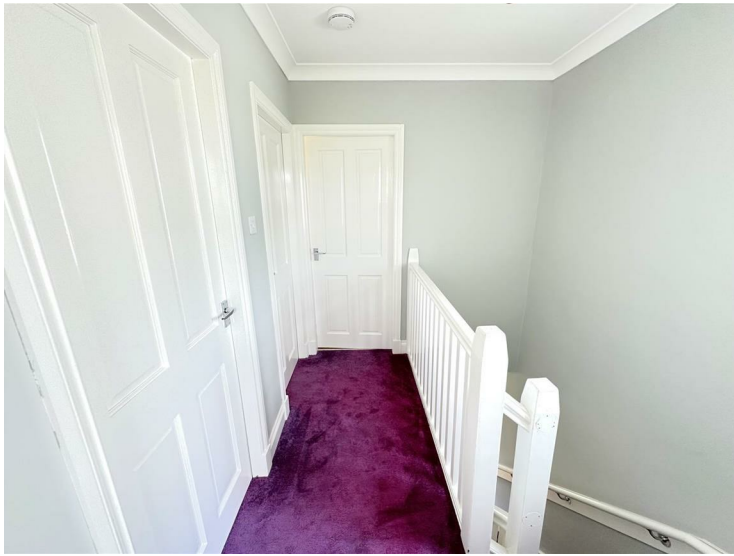
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**First Floor Landing**



Incorporating a double glazed window to side, loft access and coving to the ceiling.

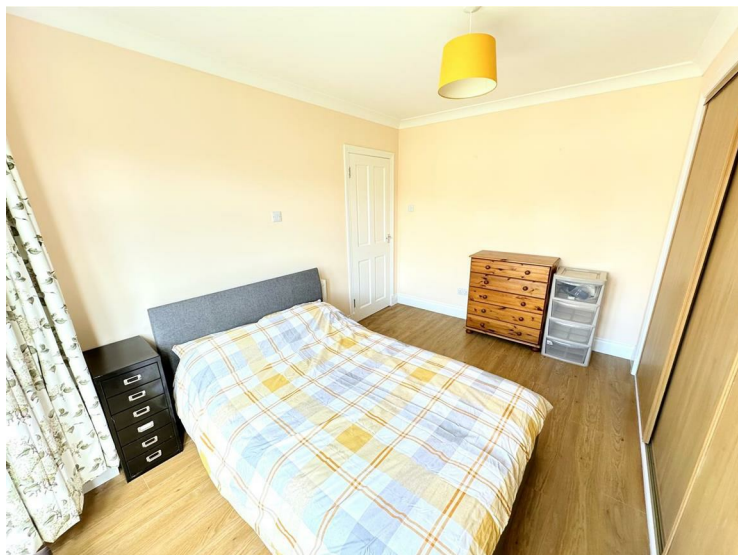


**Bedroom One 13'8" max x 8'9" to wardrobe front (4.176m max x 2.690m to wardrobe front)**



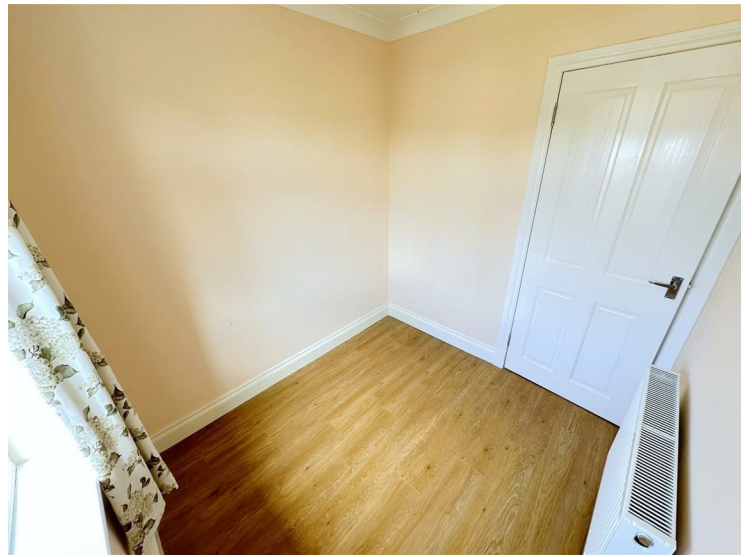
A double bedroom incorporating a double glazed bay window to front, radiator, fitted wardrobe/storage, laminate flooring and coving to the ceiling.

**Bedroom Two 10'9" x 8'8" to wardrobe front (3.281m x 2.655m to wardrobe front)**



A double bedroom incorporating a double glazed window to rear, radiator, fitted wardrobe/storage, laminate flooring and coving to the ceiling.





**Bedroom Three 7'4" x 6'9" (2.240m x 2.069m)**



Incorporating a double glazed window to front, radiator, laminate flooring and coving to the ceiling.

### Shower Room 6'7" x 5'9" (2.027m x 1.769m)



Incorporating a modern three piece suite comprising of a shower cubicle, pedestal wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, tiled floor, tiling to all walls and extractor fan.



### Outside



The property is approached by on site parking for approximately two/three vehicles, lawn area, flower and shrub beds, outside power point and a store cupboard. To the rear of the property there is an enclosed garden with lawn area, patio seating area, outside tap, flower and shrub beds and gated access to the front.



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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 D

<https://find-energy-certificate.service.gov.uk/energy-certificate/6034-3123-7400-0740-0226>

## 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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**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.

