



46 Keenan Road, Carlisle, CA1 3UF

**Offers in the region of
£150,000**

Vicinity Homes are delighted to offer to the market this modern and immaculately presented, two double bedroom semi detached house situated on a good sized plot within the modern Gleeson Homes Development to the South East of Carlisle City Centre. The property is close to range of local amenities, regular bus route, popular Primary Schools and has excellent access to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge, cloakroom/WC and a modern dining kitchen with french doors to the rear garden. To the first floor there are two double bedrooms and a modern bathroom. The property also benefits from double glazing, central heating, alarm system, on site parking for two/three vehicles and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a buy to let investor.

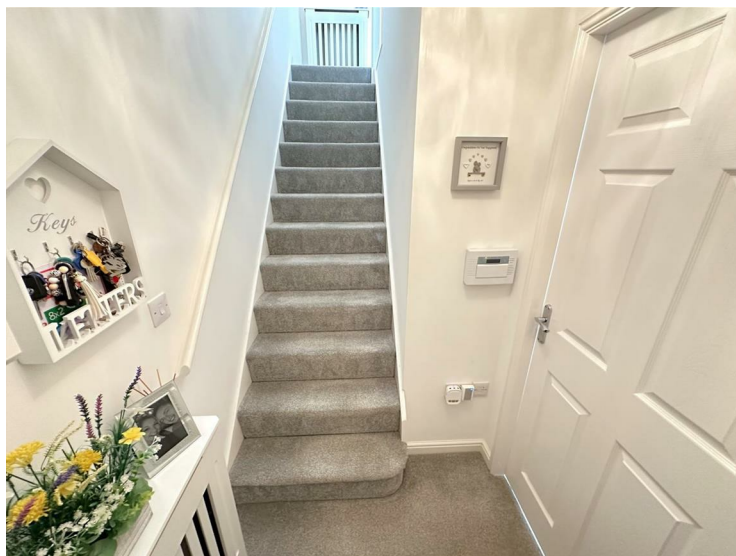
Directions

From Carlisle City Centre proceed South along London Road. Turn left at the traffic lights onto Cumwhinton Road. Continue on this road. Turn left at the round about onto Garlands Road. Take the second turning onto Hunters Crescent and turn right onto Moorside Drive. Continue on this road heading into the Gleeson Homes Moorside Place Development. Take the first left and left again at the right hand bend. The property can be identified by our "For Sale" sign.

Entrance Hallway



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



Lounge 15'1" x 10'0" (4.606m x 3.065m)



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



www.vicinityhomes.co.uk

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Cloakroom/WC 5'4" x 3'2" (1.647m x 0.968m)



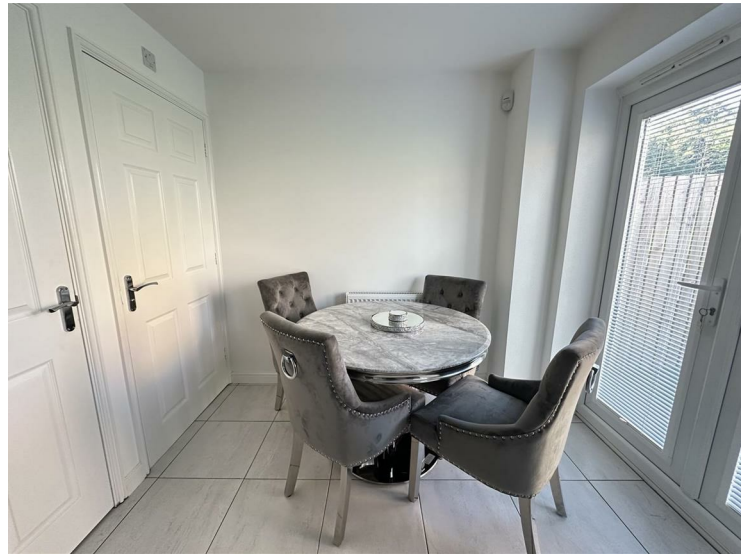
Incorporating a wash hand basin, WC, tiled floor, extractor fan and a radiator.

Dining Kitchen 13'5" x 7'10" (4.093m x 2.390m)



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, space for a fridge/freezer, double glazed french doors to rear and a double glazed window to rear. Radiator, inset ceiling lights and extractor fan.





First Floor Landing



Incorporating a radiator and loft access.



Bedroom One 10'1" x 10'0" (3.076m x 3.055m)



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

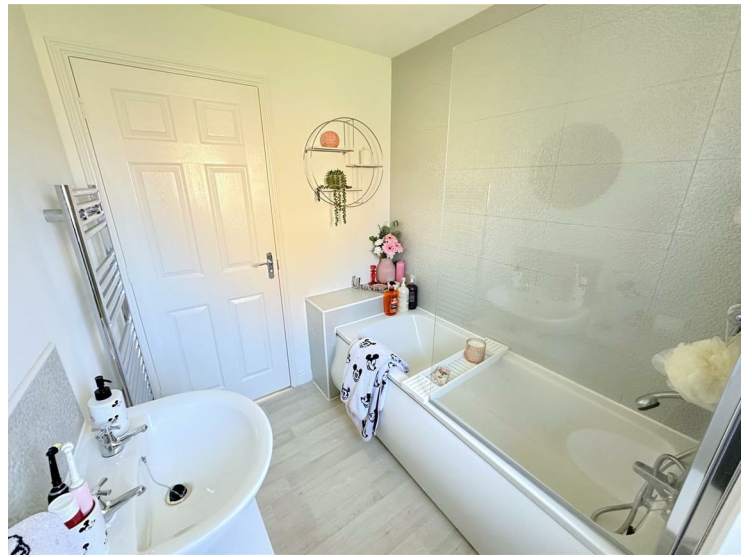


Bedroom Two 12'11" x 7'3" (3.938m x 2.229m)



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





Bathroom 7'4" x 5'10" (2.243m x 1.801m)

Outside

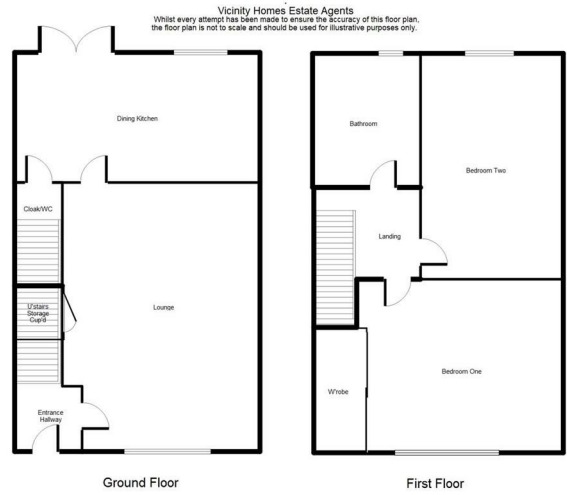


Incorporating a modern three piece suite comprising of a bath with shower over & shower attachment, pedestal wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, tiled splash areas, extractor fan and inset ceiling lights.

The property is approached by on site parking for two/three vehicles leading to the side of the house. There is also a lawn area. To the rear of the property there is a good sized enclosed garden with lawn area, outside tap and gated access to the front.



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/0173-4031-4317-2812-6210>

Tenure

The property is Freehold.

Estate Agents Note

Please note, there is a development upkeep fee of £66.50 which is payable annually.

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.

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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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.

