



**2 Johnston Drive, Carlisle, CA1 2FE**

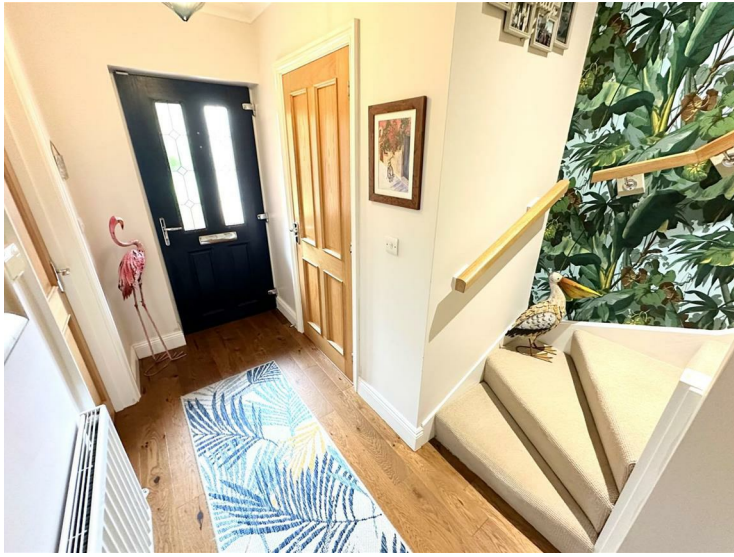
**Offers in the region of  
£280,000**

Vicinity Homes are delighted to offer to the market this immaculately presented and deceptively spacious, four double bedroom semi detached house situated on a generous sized plot within the sought after Harrison Homes Development located to the South East of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, popular Primary & Secondary Schools and has excellent access to the City Centre and the M6 Motorway. The accommodation is split over three floors and briefly comprises of an entrance hallway, cloakroom/WC, dining kitchen with a range of integrated appliances and a dining lounge with double glazed french doors to the rear garden. To the first floor there are three bedrooms, an en suite bathroom and a family bathroom. To the second floor there is a spacious landing and a further double bedroom with a four piece en suite bathroom. The property also benefits from double glazing, central heating, on site parking for two vehicles, garage and gardens to front, side and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family!

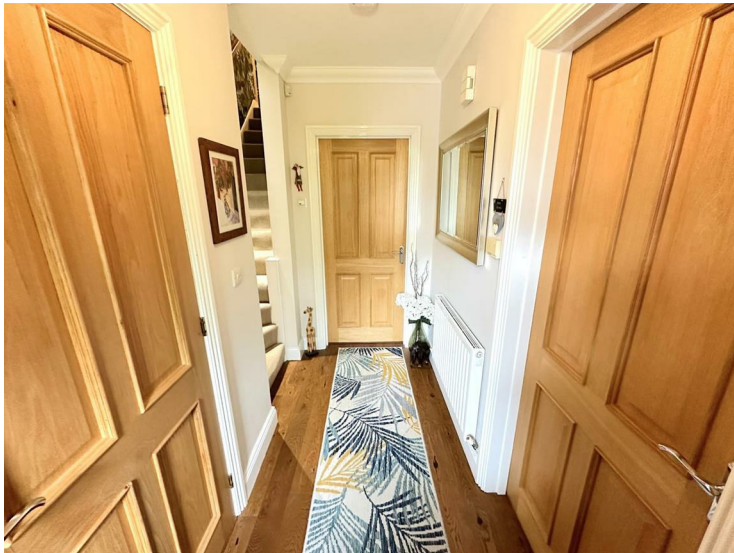
### Directions

From Carlisle City Centre proceed South along London Road. Turn right onto Harraby Green Road and turn right onto Johnston Drive. The property is situated on the right hand side.

### Entrance Hallway



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



### Cloakroom/WC 5'9" x 2'11" (1.759m x 0.910m)



Incorporating a wash hand basin, WC, double glazed obscured window to front, radiator, tiled floor, tiled splash areas, inset ceiling lights, coving to the ceiling and extractor fan.

### Dining Kitchen 13'10" x 9'7" (4.235m x 2.924m)



Incorporating a range of modern fitted wall and base units with complementary Granite work surface over, integrated oven and integrated hob with cooker hood over. Integrated fridge, integrated freezer, integrated dishwasher and integrated washing machine. Sink unit with mixer tap, double glazed window to front, double glazed window to side, radiator, inset ceiling lights and coving to the ceiling.

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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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**Dining Lounge 17'0" x 16'7" (5.190m x 5.062m)**



Incorporating double glazed french doors to rear, double glazed window to side, double glazed window to rear, two radiators, under stairs storage cupboard, coving to the ceiling and a feature fireplace with a log burning stove.



## First Floor Landing



Incorporating stairs to the second floor, built in storage cupboard and coving to the ceiling.



## Bedroom One 19'11" x 10'4" (6.096m x 3.174m)



A double bedroom incorporating a double glazed window to front, double glazed window to rear, two radiators, coving to the ceiling and loft access.



**En Suite Bathroom 7'7" x 5'9" (2.332m x 1.774m)**



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



**Bedroom Two 13'1" x 8'11" (4.004m x 2.718m)**



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





**Bathroom 7'7" x 5'8" (2.325m x 1.747m)**



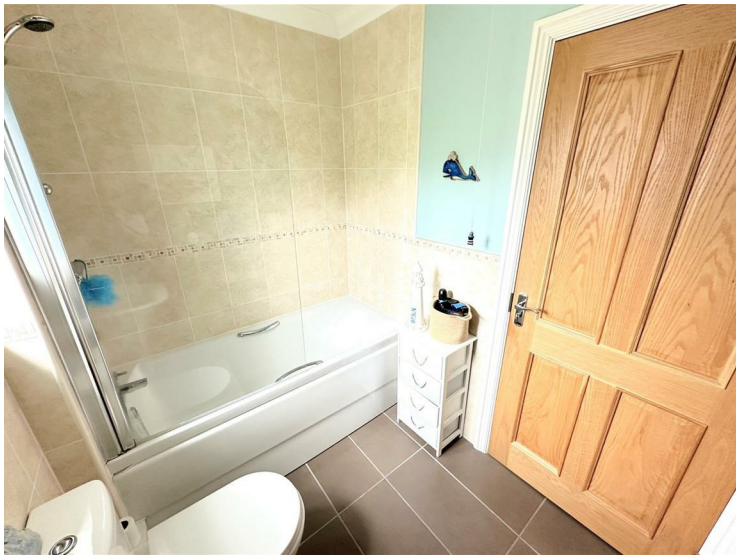
Incorporating a modern three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Double glazed obscured window to front, heated towel rail, tiled splash areas, tiled floor, inset ceiling lights and extractor fan.



**Bedroom Three 9'10" x 9'7" (3.013m x 2.933m)**

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





### Second Floor Landing



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

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**Bedroom Four 15'9" x 14'4" (4.811m x 4.379m)**



A double bedroom incorporating a double glazed window to front, double glazed window to side, two radiators, coving to the ceiling and fitted wardrobes/storage.



**En Suite Bathroom 10'11" x 7'7" (3.334m x 2.320m)**



Incorporating a modern four piece suite comprising of a bath with mixer tap and shower attachment, shower cubicle, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, heated towel rail, tiled splash areas, tiled floor, extractor fan, inset ceiling lights and coving to the ceiling.

**Outside**



The property is approached by on site parking for approximately two vehicles leading to the garage. There is also a lawn area, flower and shrub beds and an outside tap. The garden leads to the side of the house with further lawn area and flower and shrub beds. To the rear of the property there is an enclosed garden with lawn area, patio seating area, flower and shrub beds and gated access to the front.

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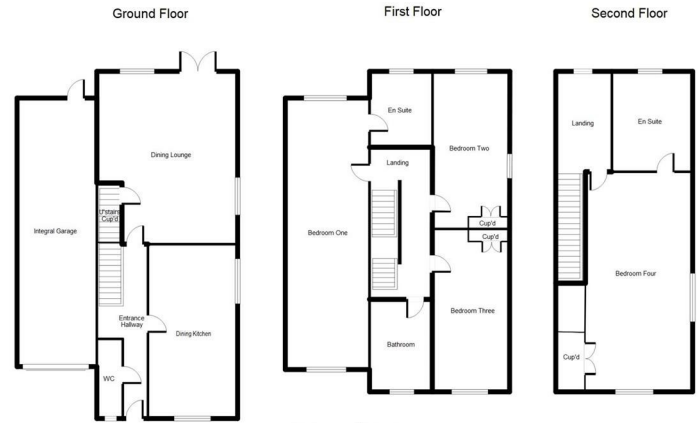
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## Floor Plan



Vicinity Homes Estate Agents  
Whilst every attempt has been made to ensure the accuracy of this floor plan, the floor plan is not to scale and should be used for illustrative purposes only.

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## EPC Band C

<https://find-energy-certificate.service.gov.uk/energy-certificate/0534-1221-7400-0009-2222>

## Tenure

The property is Freehold.

## Council Tax

The property is in Council Tax Band D.

## 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).

## Garage 20'9" x 10'7" (6.345m x 3.245m)

Incorporating an up and over door, power, lighting and door to rear.

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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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	75	84
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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