



20 North Street, Carlisle, CA2 5LN

Offers over £160,000

Vicinity Homes are delighted to offer to the market this immaculately presented and extended, three bedroom semi detached house situated within the popular residential area of Denton Holme. 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. The spacious accommodation briefly comprises of an entrance hallway, utility room, lounge, conservatory and a dining kitchen. To the first floor there are three good sized bedrooms and a modern bathroom. The property also benefits from double glazing, central heating, on site parking for one vehicle 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 family!

Directions

From Carlisle City Centre proceed down Denton Street into Denton Holme. Turn right onto North Street. 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, under stairs storage cupboard and stairs to the first floor.



Utility Room 8'8" x 6'6" (2.663m x 1.990m)

Incorporating a range of fitted wall and base units with complementary work surface over, sink unit with mixer tap, plumbing for a washing machine, tiled splash areas, double glazed window to front and extractor fan.



Lounge 14'6" x 12'11" (4.440m x 3.961m)



Incorporating double glazed patio doors to rear, radiator and a feature fireplace.



Conservatory 10'10" x 8'10" (3.317m x 2.701m)



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

Dining Kitchen 17'10" x 6'6" (5.457m x 1.999m)



Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Tiled splash areas, 1.5 sink unit with mixer tap, space for a fridge/freezer, double glazed window to front, double glazed window to rear, inset ceiling lights and a radiator.



First Floor Landing



Incorporating a built in storage cupboard and loft access. We have been informed the loft is boarded.



Bedroom One 10'11" x 7'9" (3.341m x 2.365m)



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



Bedroom Two 17'10" x 6'6" (5.454m x 2.006m)



A double bedroom incorporating a double glazed window to front, double glazed window to rear, radiator and loft access. We have been informed the loft is boarded.



Bedroom Three 11'0" x 5'11" (3.373m x 1.823m)



A good sized single bedroom incorporating two double glazed windows to front, radiator and fitted wardrobe/storage.



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Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

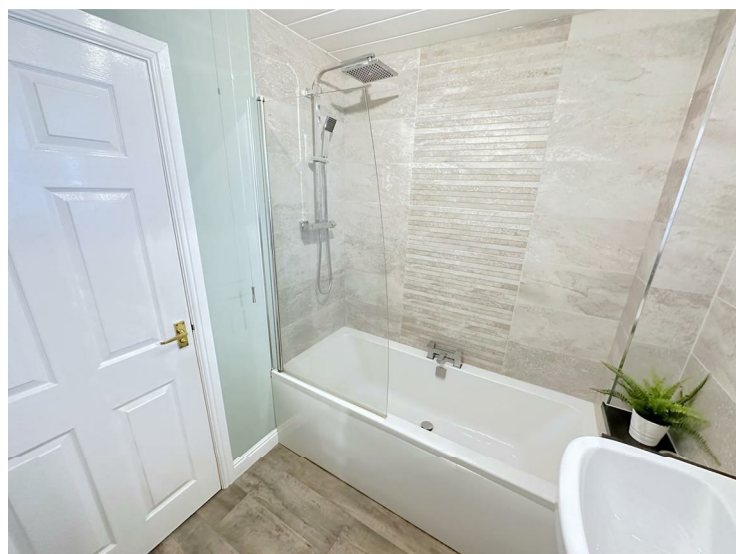
T: 01228 599011

E: sales@vicinityhomes.co.uk

Bathroom 6'5" x 6'1" (1.968m x 1.872m)



Incorporating a modern three piece suite comprising of a bath with waterfall shower over and shower attachment, wash hand basin set to vanity unit and WC. Extractor fan, tiled splash areas, panelled ceiling and heated towel rail.



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Outside



The property is approached by on site parking for one vehicle and a front garden with lawn area and shrubs. To the rear of the property there is an enclosed garden with lawn area, timber decked seating area, a generous sized garden shed and flower and shrub beds.



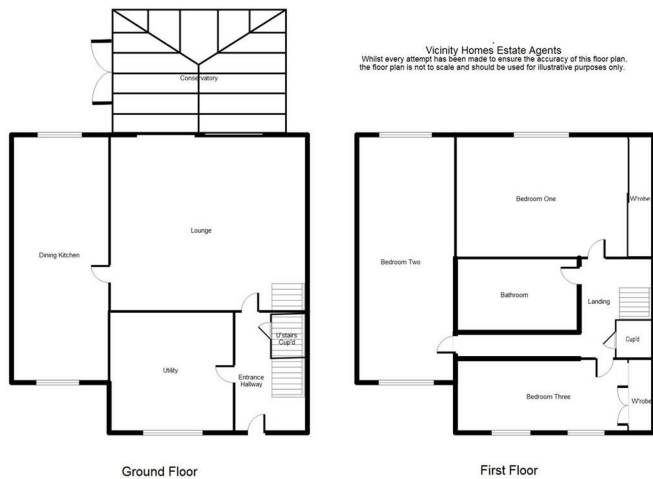
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Floor Plan



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

EPC Band C

<https://find-energy-certificate.service.gov.uk/energy-certificate/9488-7072-7246-5288-7964>

Tenure

The property is Freehold.

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.

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.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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