



3 The Strand Aglionby, Carlisle, CA4 8AQ

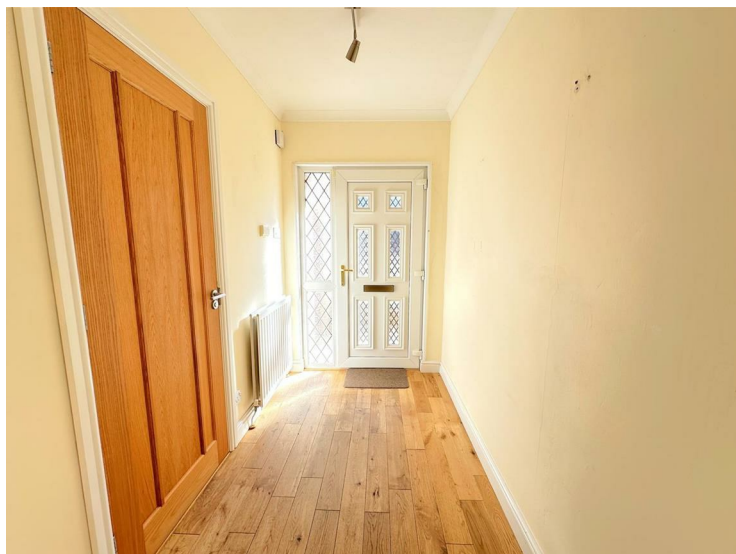
Offers over £360,000

Vicinity Homes are delighted to offer to the market this immaculately presented and spacious, three double bedroom detached bungalow situated within the sought after village of Aglionby. The village has excellent access onto the A69 towards Brampton, Carlisle and the M6 Motorway. The property is situated on a good sized plot and the accommodation briefly comprises of an entrance hallway, cloakroom/WC, modern dining kitchen with a range of integrated appliances, conservatory, lounge, dining room with patio doors to the garden, three double bedrooms and a modern four piece bathroom. The property also benefits from double glazing, central heating, resin driveway providing on site parking for approximately three vehicles, garage with electric door and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. The property is offered to the market with no onward chain.

Directions

Proceed East along the A69 from Carlisle, passing Carlisle Golf Club, turn left where sign posted for Aglionby and follow the road. Turn left and then turning right onto The Strand. The property can be identified by our "For Sale" sign.

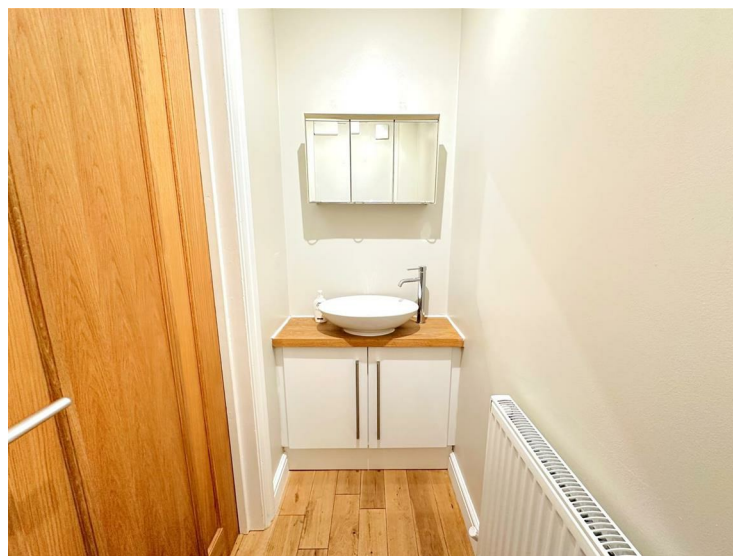
Entrance Hallway



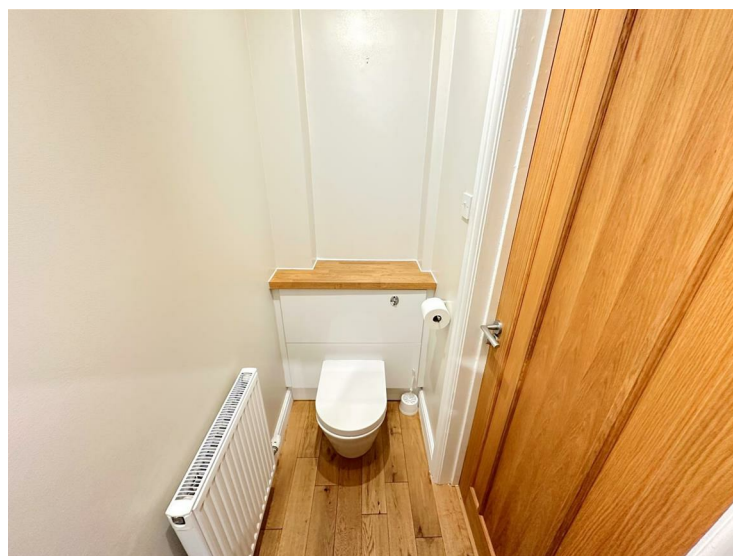
Approached by a door to side, incorporating a radiator, wooden flooring and coving to the ceiling.



Cloakroom/WC 7'0" x 2'10" (2.158m x 0.883m)



Incorporating a wash hand basin set to vanity unit, WC, radiator, wooden flooring and extractor fan.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk

Lounge 18'1" x 12'5" (5.517m x 3.786m)



Incorporating a double glazed window to rear, radiator, inset ceiling lights, coving to the ceiling and a modern fireplace. Open to the dining room.



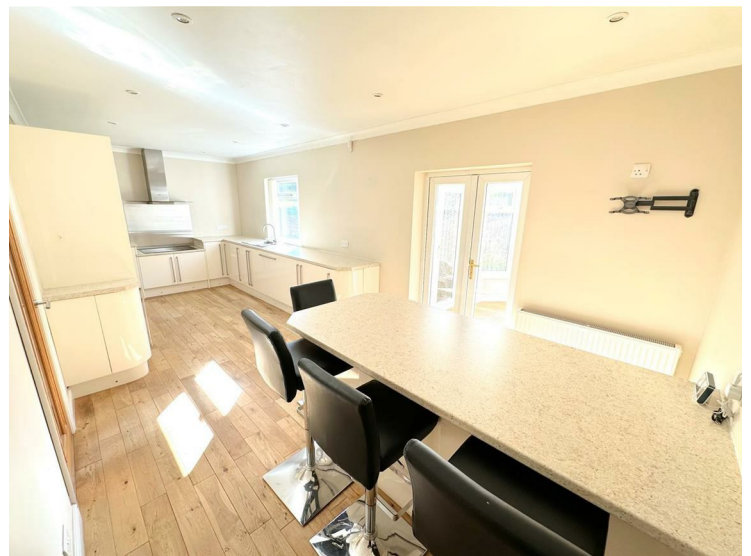
Dining Room 9'1" x 9'0" (2.782m x 2.755m)



Incorporating double glazed patio doors to rear, radiator, inset ceiling lights and coving to the ceiling.



Dining Kitchen 23'1" x 9'7" (7.060m x 2.929m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, breakfast bar, integrated double oven and integrated hob with cooker hood over. Integrated fridge, integrated freezer, integrated coffee machine, 1.5 sink unit with mixer tap and integrated dishwasher. Double glazed window to front, double glazed french doors to the conservatory, plumbing for a washing machine, radiator, wooden flooring, inset ceiling lights and coving to the ceiling.

www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk



www.vicinityhomes.co.uk
Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ
T: 01228 599011
E: sales@vicinityhomes.co.uk

Conservatory 8'10" max x 8'0" max (2.703m max x 2.461m max)



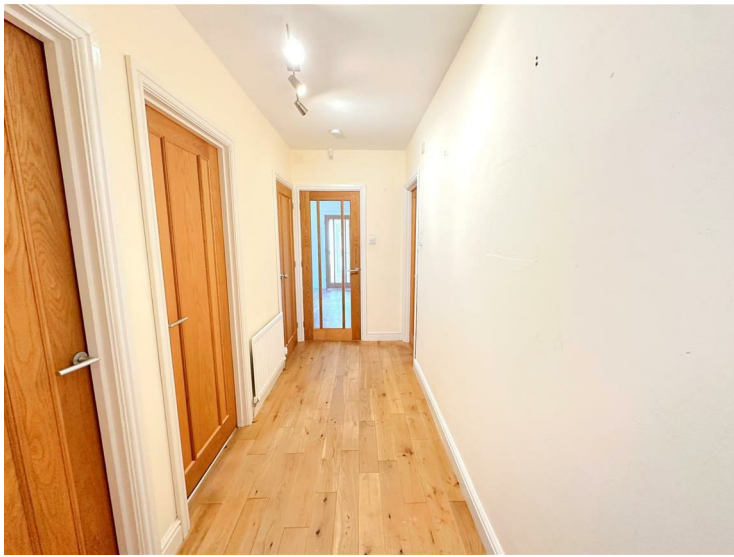
Incorporating double glazed french doors to side, radiator and wooden flooring.



Inner Hallway



Incorporating a radiator, wooden flooring, loft access and built in storage cupboard with a radiator.



Bedroom One 14'10" max x 13'10" min x 13'3" (4.537m max x 4.229m min x 4.059m)



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



Bedroom Two 11'6" x 9'10" (3.506m x 3.005m)



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



Bedroom Three 8'7" max x 7'6" min x 13'2" max x 11'0" min
(2.618m max x 2.307m min x 4.034m max x 3.375m min)



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



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk

Bathroom 10'6" x 6'4" (3.222m x 1.946m)



Incorporating a modern four piece suite comprising of a bath with mixer tap, shower cubicle with waterfall shower & shower attachment, wash hand basin set to vanity unit and WC. Double glazed obscured window to front, modern radiator, wooden flooring, inset ceiling light and extractor fan.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk

Outside



The property is approached by double gates leading to a resin drive way with on site parking for three/four vehicles leading to the detached garage with an electric door. There is also a lawn area with flower and shrub beds. There is also a further lawn area opposite the bungalow. To the rear of the property there is a good sized, mature, enclosed garden with a timber decked seating area, shilled area, patio seating areas, lawn area, flower and shrub beds, access into the garage, boiler cupboard and two gated access points to the front.

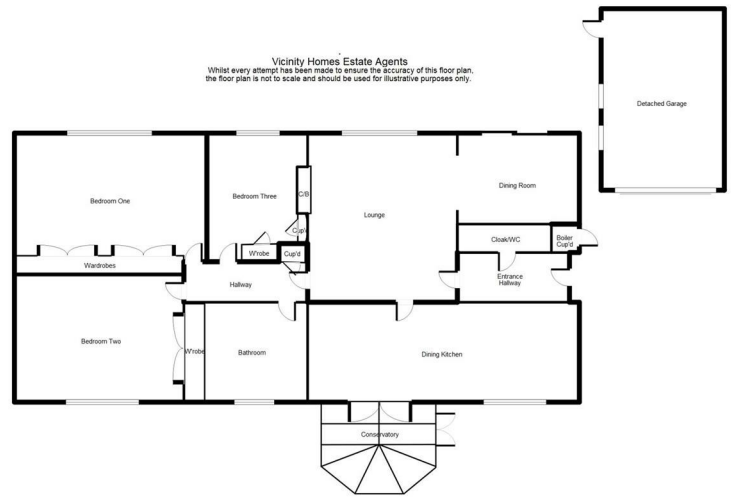




www.vicinityhomes.co.uk
Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ
T: 01228 599011
E: sales@vicinityhomes.co.uk



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/2373-3009-4201-7739-8200>

Tenure

We are awaiting confirmation.

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.

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.



Single Garage 20'6" x 9'1" (6.258m x 2.782m)

Incorporating an electric up and over door, two windows to side, door to side, power, lighting and a tap.

Boiler Store 2'11" x 2'7" (0.894m x 0.798m)

Incorporating the boiler and lighting.

www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: 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.

