

**18 Lough Wood Crescent, Scotby, Carlisle, CA4 8FT**

**Offers in the region of  
£140,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, two double bedroom semi detached house situated in a cul-de-sac within a sought after Story Homes modern development within Scotby. The village boasts a popular Primary School, Pub, Play Park and has excellent access onto the A69 towards Brampton, Carlisle and the M6 Motorway. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, lounge 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, block paved on site parking for two vehicles and a landscaped garden to rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers. The property is part of The Council's Affordable Housing Scheme and is offered to the market at 70% of the full property value. Purchaser will need to have a local connection to the area to purchase the property.



### Directions

Head East along the A69 and turn right into Scotby. Continue on this road through the village. Turn right onto Lough Wood Crescent. The property is situated in a cul-de-sac and can be identified by our "For Sale" sign.

### Entrance Hallway



Approached by a door to front, incorporating a radiator and laminate floor.



### Cloakroom/WC 5'10" x 3'2" (1.800m x 0.976m)



Incorporating a wash hand basin, WC, double glazed obscured window to front, radiator, laminate floor and inset ceiling lights.

### Lounge 15'1" x 13'7" (4.605m x 4.161m)



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

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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)



**Dining Kitchen 15'0" x 6'9" (4.590m x 2.081m)**



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Space for a fridge/freezer, 1.5 sink unit with mixer tap, plumbing for a washing machine and plumbing for a dishwasher. Double glazed window to rear, double glazed french doors to rear, radiator, laminate floor and inset ceiling lights.

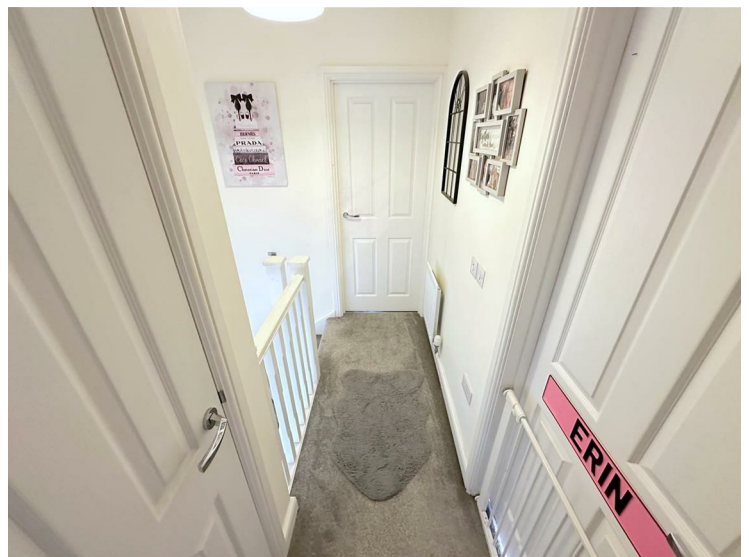




## First Floor Landing



Incorporating loft access and built in storage cupboard.





**Bedroom One 14'11" max x 8'1" min x 10'3" max x 6'11" min**  
**(4.559m max x 2.477m min x 3.144m max x 2.112m min)**



A double bedroom incorporating two double glazed windows to rear and a radiator.





**Bedroom Two 11'4" max x 8'1" (3.458m max x 2.483m)**



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



### Bathroom 6'6" x 5'7" (1.994m x 1.704m)



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

### Outside



The property is approached by block paved on site parking for two vehicles. There is an enclosed landscaped rear garden with patio seating areas, lawn area, outside tap and gated access to the side.

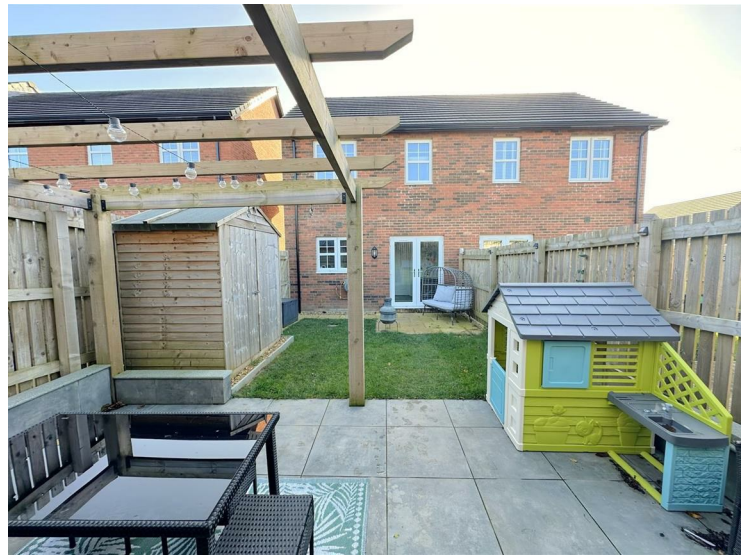
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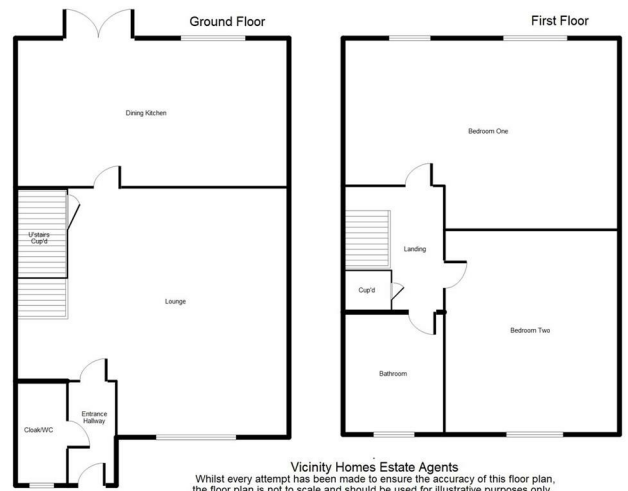
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### Floor Plan



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



### Estate Agents Note

The Section 106 Agreement also stipulates that the property must be sold to a qualifying purchaser, who must have both a local connection and have a proven or identified need for affordable housing. Qualifying purchasers for this property must have a local connection to the areas below, which expand over the following timescales:

26 September to 23 October 2024 (4 weeks) - Parish of Wetheral  
 24 October to 20 November 2024 (4 weeks) - Carlisle Rural East HMA - (parishes contained in the rural east area of Carlisle, which comprises the wards of Brampton, Great Corby & Geltsdale, Hayton, Irthing, Longtown & Rockcliffe, Lyne, Stanwix Rural and Wetheral)

21 November to 18 December 2024 (4 weeks) - Carlisle District  
 The local connection criteria is met when a person was born in the area, currently lives or works in the area (continuously for the last three years), or has relatives living in the area. Should a purchaser meet the local connection criteria, then they must demonstrate their need for affordable housing to the Council.

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### EPC Band B

<https://find-energy-certificate.service.gov.uk/energy-certificate/6090-1549-0932-5026-3903>

### Tenure

The property is Freehold.

### Development Upkeep Fee

There is a development upkeep fee of approximately £250 per annum.

### 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](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

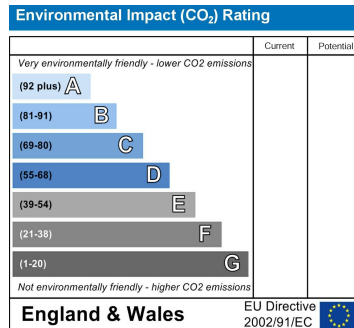
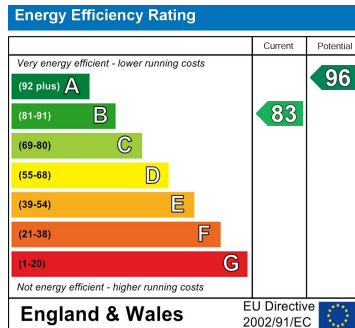
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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).

### 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](mailto:sales@vicinityhomes.co.uk) to arrange an appointment.



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