



13 Fenwick Drive, Kingstown, Carlisle, CA6 4DL

Offers over £250,000

Vicinity Homes are delighted to offer to the market this immaculately presented, four bedroom, semi detached town house situated on the popular Story Homes Crindledyke Farm Development which is located to the North of Carlisle City Centre. The property is close to a range of local amenities, play park, nature reserve, popular Primary & Secondary Schools and has excellent access onto the M6 Motorway and the Western City Bypass. The accommodation is split over three floors and briefly comprises of an entrance hallway, cloakroom/WC, modern dining kitchen with double glazed bay window and a spacious lounge with double glazed french doors to the rear garden. To the first floor there are three bedrooms and a modern bathroom. On the second floor there is a generous sized master bedrooms with fitted wardrobes and a modern en suite shower room. The property also benefits from double glazing, central heating, block paved on site parking for two vehicles and a garden to rear. Viewing is absolutely essential to fully appreciate the size of the accommodation on offer. An ideal purchase for a family! The property is offered to the market with no onward chain!

Directions

Proceed North along Parkhouse Road. Turn left onto Crindledyke Lane and continue straight ahead, following the road to the left onto Fenwick Drive. The property is situated on the left 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.



Cloakroom/WC 5'5" x 3'0" (1.676m x 0.932m)



Incorporating a pedestal wash hand basin, WC, double glazed obscured window to front, radiator, tiled floor, tiled splash areas and extractor fan.

Dining Kitchen 17'4" max x 8'4" (5.296m max x 2.542m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Integrated fridge, integrated freezer, 1.5 sink unit with mixer tap, plumbing for a washing machine, double glazed bay window to front and a radiator.

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Lounge 17'1" x 15'7" (5.211m x 4.755m)



Incorporating double glazed french doors to rear, two radiators, two double glazed skylights to rear and coving to the ceiling.



First Floor Landing



Incorporating stairs to the first floor and a built in storage cupboard.

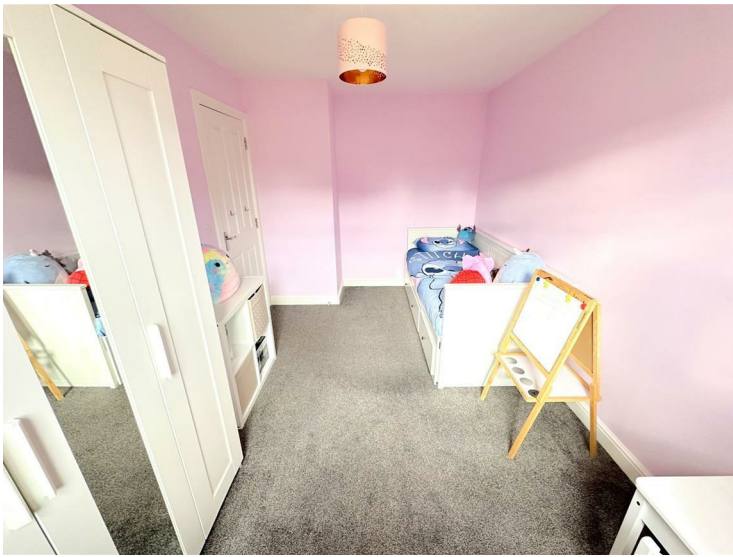
Bedroom One 13'4" max x 8'6" (4.067m max x 2.605m)



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



Bedroom Two 10'4" to wardrobe front x 8'5" max (3.174m to wardrobe front x 2.580m max)



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



Bedroom Three 10'2" max x 7'10" min x 6'8" (3.116m max x 2.401m min x 2.051m)



Incorporating a double glazed window to rear and a radiator.



Bathroom 7'0" x 5'6" (2.150m x 1.689m)

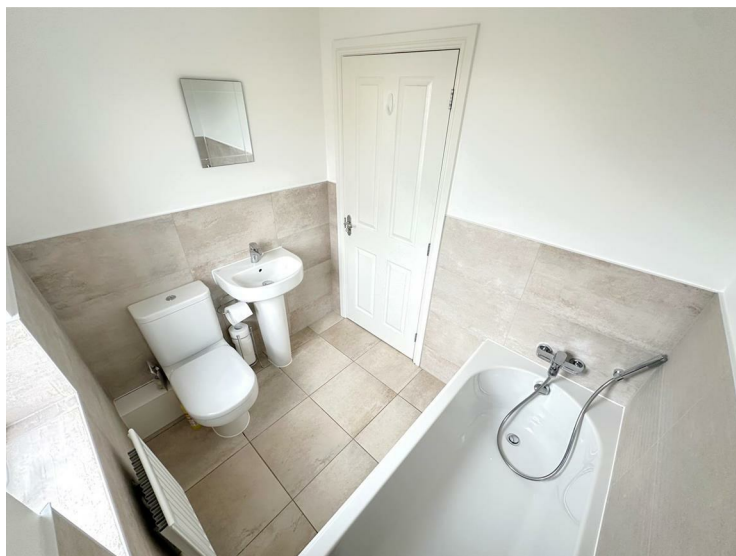


Incorporating a modern three piece suite comprising of a bath with shower attachment, pedestal wash hand basin and WC. Double glazed obscured window to front, radiator, tiled floor, tiled splash areas, inset ceiling lights and extractor fan.

Bedroom Four 24'10" max x 21'4" min x 10'0" to wardrobe front (7.579m max x 6.518m min x 3.049m to wardrobe front)



A double bedroom incorporating a double glazed window to front, double glazed skylight to rear, two radiators, fitted wardrobe/storage and loft access.



Second Floor

En Suite Shower Room 7'5" x 7'0" max (2.279m x 2.147m max)



Incorporating a modern three piece suite comprising of a shower cubicle, pedestal wash hand basin and WC. Double glazed skylight to rear, heated towel rail, tiled floor, tiled splash areas, inset ceiling lights, extractor fan and built in storage cupboard.



View From The Master Bedroom



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Outside



The property is approached by block paved on site parking for two vehicles along the side of the house. To the rear of the property there is a good sized enclosed garden with a patio seating area, 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/8456-7236-4710-0508-4902>

Council Tax

The property is in Council Tax Band D.

Tenure

The property is Freehold.

Estate Agents Note

Please note, there is a development upkeep fee which we have been informed is £168.00 per year.

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		95
(81-91) B	85	
(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	

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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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