



**119 Orton Road, Carlisle, Cumbria, CA2 7HD**

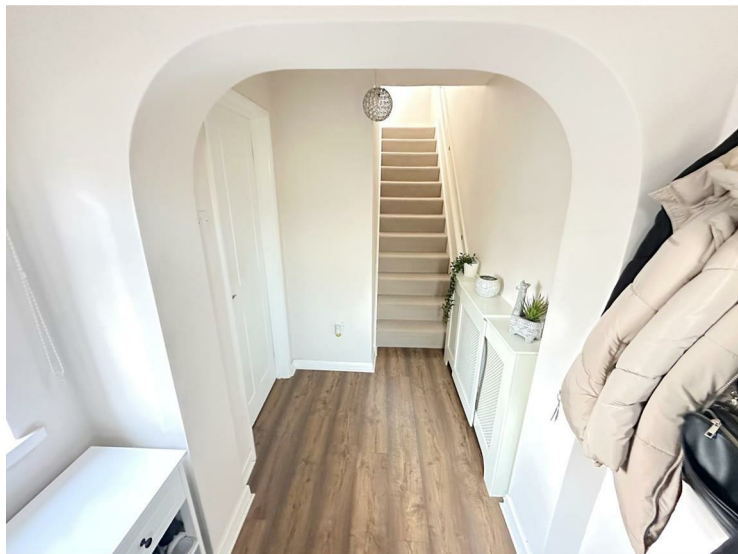
**Offers in the region of  
£210,000**

Vicinity Homes are delighted to offer to the market this immaculately presented and extended, three bedroom semi detached house situated within a popular residential area to the West of Carlisle City Centre. The property is close to a range of local amenities, regular bus routes, popular Primary & Secondary Schools and has excellent access to the Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge, utility room & WC and an open plan kitchen, dining/family room and sitting room with french doors to the rear garden. To the first floor there are three bedrooms and a modern four piece bathroom. The property also benefits from double glazing, central heating, block paved on site parking for two cars, integral garage and garden to rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family.

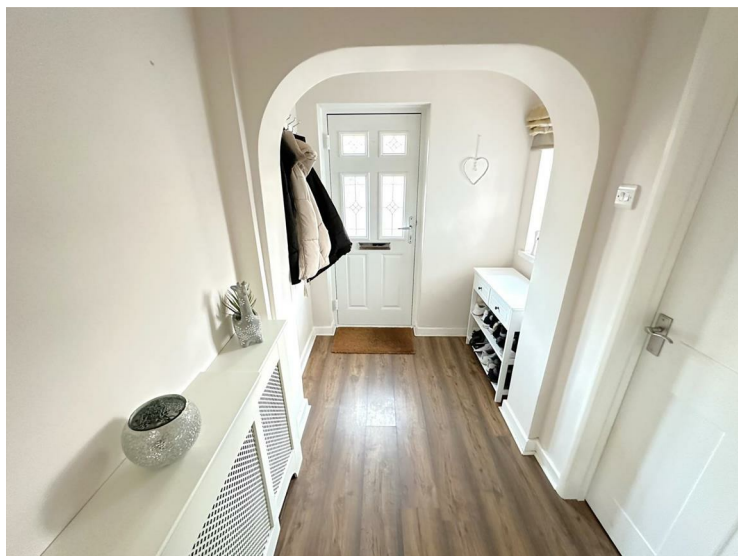
### Directions

From Carlisle City Centre proceed West along Castle Way. Take the second exit onto Wigton Road and continue on this road. At the traffic lights turn right onto Orton Road. The property is situated on the left hand side and can be identified by our "For Sale" sign.

### Entrance Hallway



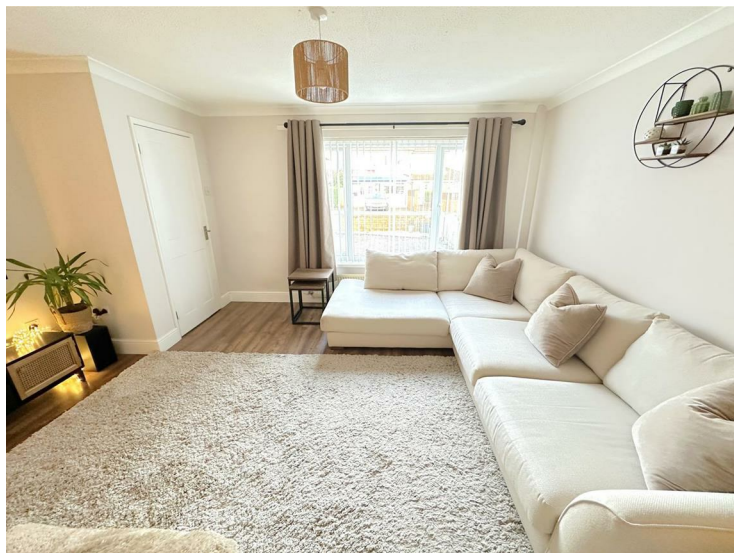
Approached by a door to front, incorporating a double glazed window to side, laminate floor, radiator and stairs to the first floor.



### Lounge 14'11" x 11'10" (4.559m x 3.619m)



Incorporating a double glazed window to front, radiator, laminate floor, french doors to the dining room and coving to the ceiling.



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**Kitchen Area 10'0" x 7'9" (3.063m x 2.373m)**



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



**Open Plan Kitchen, Dining Room & Sitting Room**

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**Dining/Family Room 18'2" x 10'1" (5.547m x 3.094m)**



Incorporating two radiators, laminate floor, inset ceiling lights and under stairs storage cupboard.

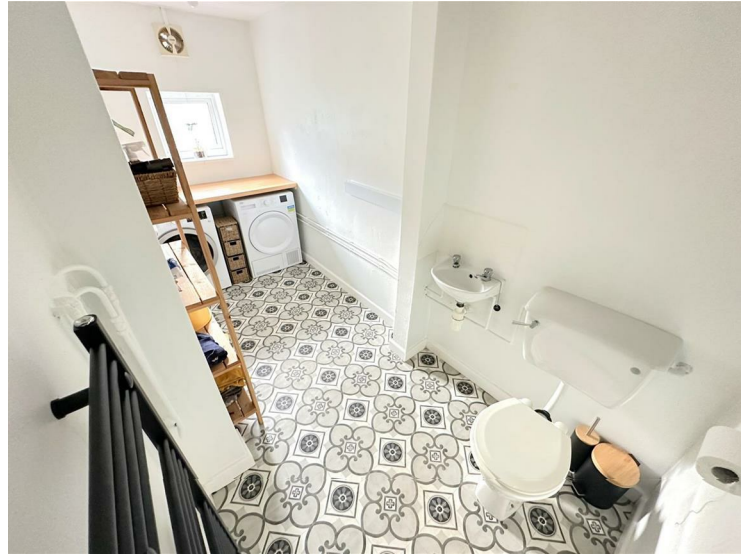


**Sitting Room 7'9" x 6'10" (2.371m x 2.098m)**



Incorporating double glazed french doors to the rear garden, laminate floor and inset ceiling lights.

**Utility Room & WC 12'9" x 5'3" (3.888m x 1.621m)**



Incorporating plumbing for an automatic washing machine, space for a tumble drier, work surface, WC and wash hand basin. Double glazed obscured window to rear, heated towel rail, loft access and extractor fan.



**Inner Hallway**

Incorporating laminate floor.



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### Passage Way

Incorporating a door into the integral garage and door to the rear garden.

### First Floor Landing



Incorporating a double glazed window to side and loft access.



### Bedroom One 12'2" x 9'11" (3.732m x 3.031m)



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

**Bedroom Two 11'8" x 10'1" (3.577m x 3.087m)**



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



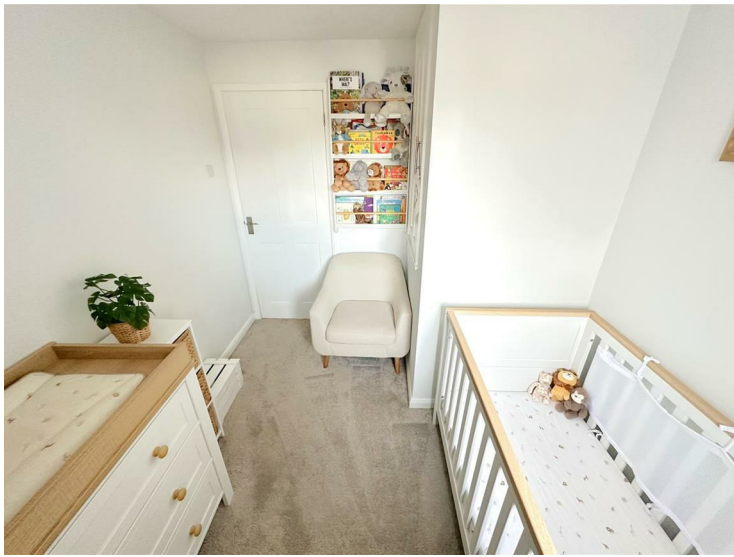
**Bedroom Three 9'2" max x 8'0" max (2.800m max x 2.447m max)**



Incorporating a double glazed window to front, radiator and built in storage cupboard.







**Bathroom 7'10" x 6'0" (2.401m x 1.852m)**



Incorporating a modern four piece suite comprising of a bath with mixer tap, shower cubicle, pedestal wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, splash boards, panelled ceiling, inset ceiling lights and coving to the ceiling.

## Outside



The property is approached by block paved on site parking for approximately two/three vehicles leading to the integral garage. To the rear of the property there is an enclosed garden with a timber decked seating area, patio seating area, lawn area, flower and shrub beds, an outside tap and access into the passage way which leads to the house and the garage.



### Integral Garage 21'6" x 8'5" (6.576m x 2.577m)

Incorporating a double opening door, power, lighting and door into the passage way

### Floor Plan



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

### EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/8901-6023-0429-0597-3753>

### Tenure

The property is Freehold.

### Council

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).

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## 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

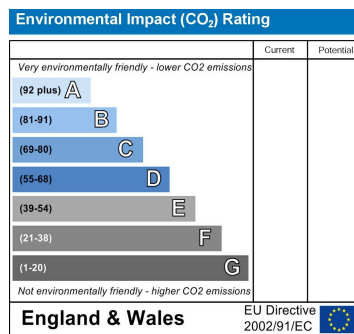
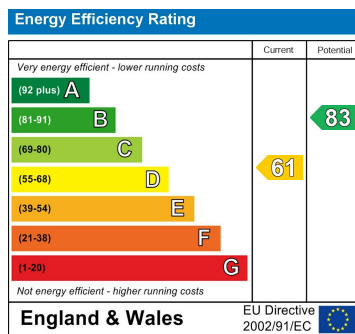
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

## Mailing List

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



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