



5 Crindledyke Close, Kingstown, Carlisle, CA6 4BX

Offers over £250,000

Vicinity Homes are delighted to offer to the market this immaculately presented and deceptively spacious four bedroom detached family home situated within a cul-de-sac location in a popular area to the North of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, popular Primary Schools and has excellent access to the M6 Motorway and the Western City Bypass. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, lounge, dining room with french doors, kitchen and a utility room. To the first floor there are four bedrooms, modern master en suite and a modern bathroom. The property also benefits from double glazing, central heating, on site parking for approximately two vehicles leading to the integral garage and gardens to front, side and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. The property is offered to the market with no onward chain!

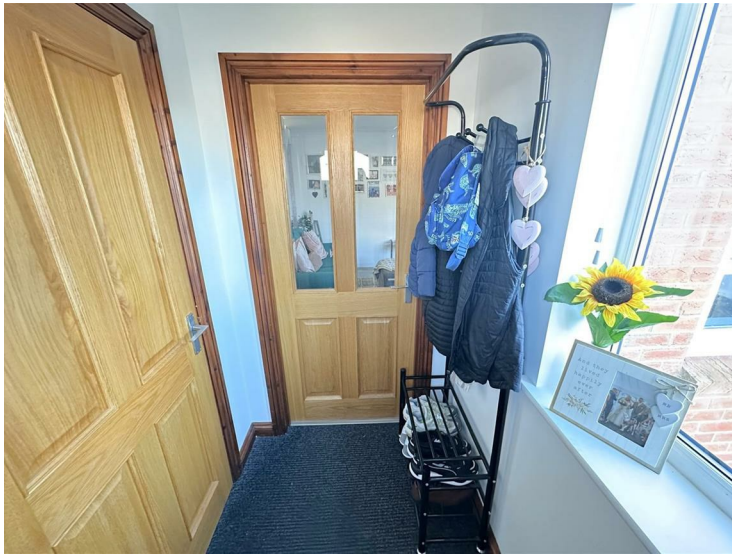
Directions

From Carlisle City Centre proceed North along Scotland Road and onto Kingstown Road. Turn left at the traffic lights onto Parkhouse Road and continue straight across the round about staying on this road. Proceed straight ahead at the traffic lights heading out of Carlisle. Turn left onto Crindledyke Lane and right onto Crindledyke Close. Take the left hand turn into the cul-de-sac, 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 and coving to the ceiling.



Cloakroom/WC 5'3" x 3'8" (1.621m x 1.126m)



Incorporating a wash hand basin, WC, double glazed obscured window to front, radiator and coving to the ceiling.

Lounge 19'7" max x 13'0" (5.990m max x 3.984m)



Incorporating a double glazed window to front, radiator, laminate floor, coving to the ceiling and stairs to the first floor.

www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

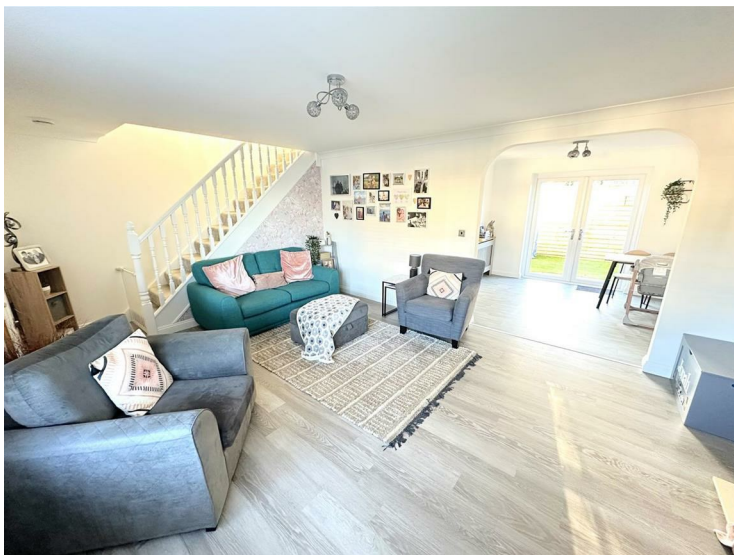
E: sales@vicinityhomes.co.uk



Dining Room 10'6" x 9'4" (3.201m x 2.860m)



Incorporating double glazed french doors to rear, radiator, laminate floor and coving to the ceiling.



Kitchen 12'9" x 9'5" (3.911m x 2.874m)



Incorporating a range of fitted wall and base units with complementary wooden work surface over, oven point and cooker hood over. Double glazed window to rear, 1.5 sink unit with mixer tap, radiator, under stairs storage cupboard and coving to the ceiling.



Utility Room 9'5" x 6'2" (2.872m x 1.901m)



Incorporating a range of fitted base units with complementary work surface over, plumbing for a washing machine, plumbing for a dishwasher and space for a fridge/freezer. Door to rear, radiator, extractor fan and coving to the ceiling.



First Floor Landing



Incorporating a built in storage cupboard, coving to the ceiling and loft access. The loft is boarded.



Bedroom One 19'8" max x 9'1" (6.016m max x 2.779m)



A double bedroom incorporating a double glazed window to front, radiator, built in storage into the eaves, loft access 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

En Suite Shower Room 9'0" x 3'2" (2.768m x 0.988m)



Incorporating a modern three piece suite comprising of a double shower cubicle with waterfall shower & shower attachment, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, heated towel rail, splash panels and panelled ceiling.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk



Bedroom Two 11'10" x 11'4" max (3.609m x 3.476m max)



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



Bedroom Three 11'1" x 10'4" (3.381m x 3.160m)



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



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

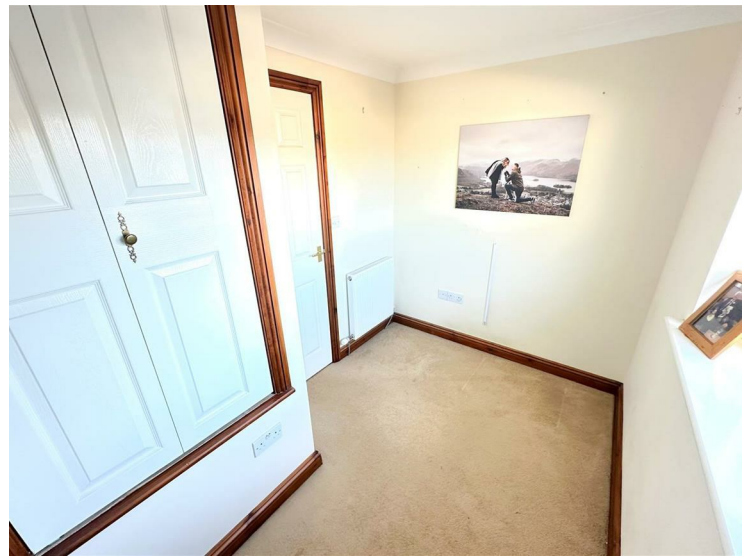
T: 01228 599011

E: sales@vicinityhomes.co.uk

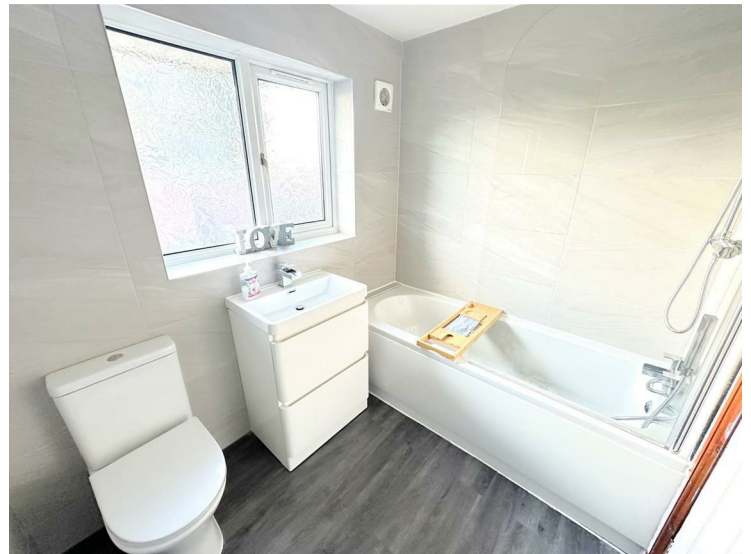
Bedroom Four 8'10" max x 6'5" max (2.696m max x 1.957m max)



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



Bathroom 7'3" x 5'8" (2.226m x 1.752m)



Incorporating a modern three piece suite comprising of a bath with mixer tap, shower attachment and waterfall shower over, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, heated towel rail, tiling to all walls and extractor fan.

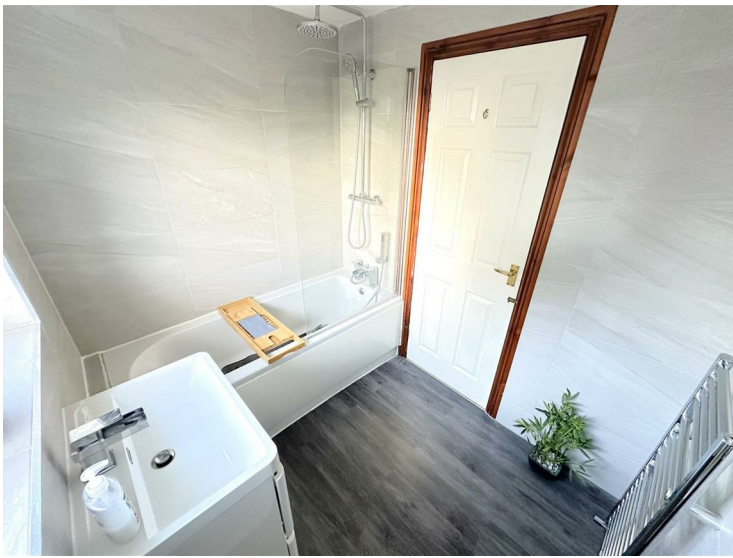
www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

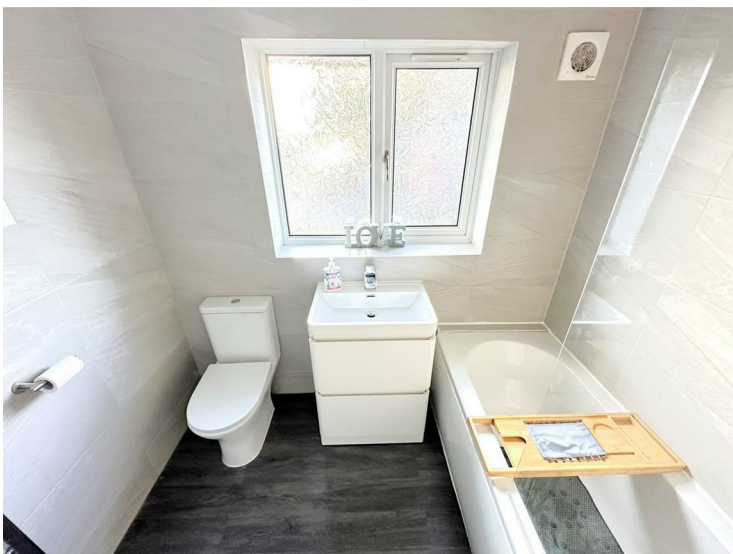
T: 01228 599011

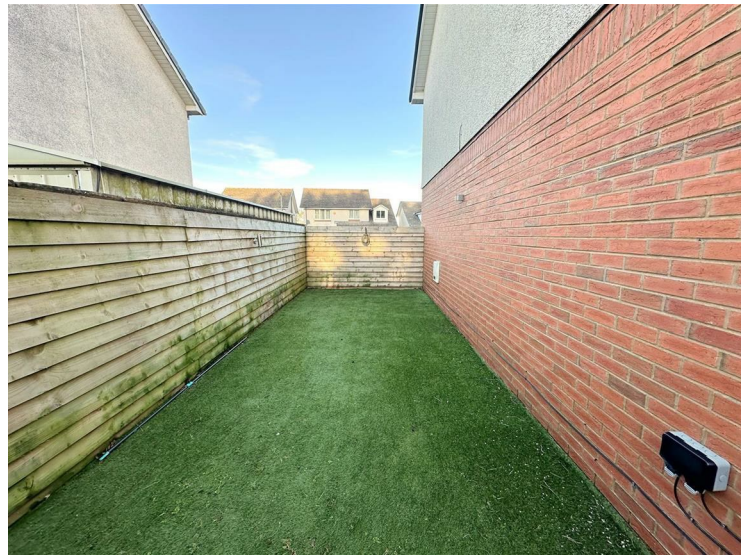
E: sales@vicinityhomes.co.uk

Outside



The property is approached by block paved on site parking for approximately two vehicles leading to the integral garage. There is also a lawn area and gated access to the side of the house. To the rear of the property there is an enclosed garden with a timber decked seating area, artificial grassed areas, two outside power points, outside tap and raised shrub beds.

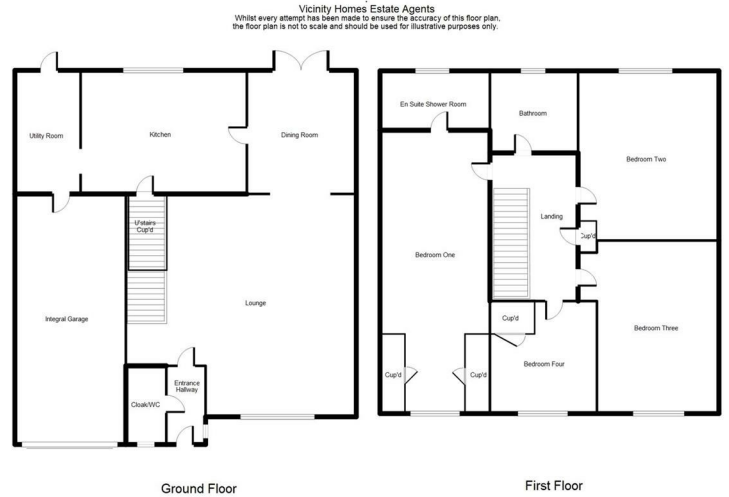




Integral Garage 17'6" x 9'2" (5.356m x 2.798m)

Incorporating an up and over door, power, lighting, tap and access into the utility room.

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/8106-8940-5002-1409-0696>

Tenure

The property is Freehold.

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.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

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

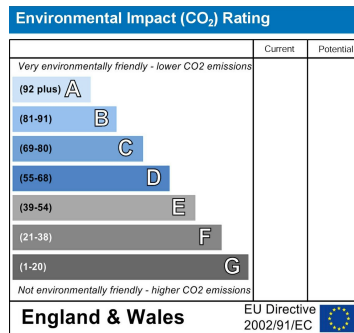
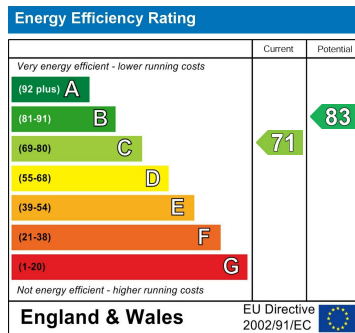
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.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



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk