

**75 Brookside, Carlisle, CA2 7JR**

**Offers in the region of  
£120,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom end link 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, modern dining kitchen and a cloakroom/WC. To the first floor there are three bedrooms and a modern shower room. The property also benefits from double glazing, central heating, on site parking and a generous sized garden to rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a buy to let investor. The property is offered to the market with no onward chain.



### Directions

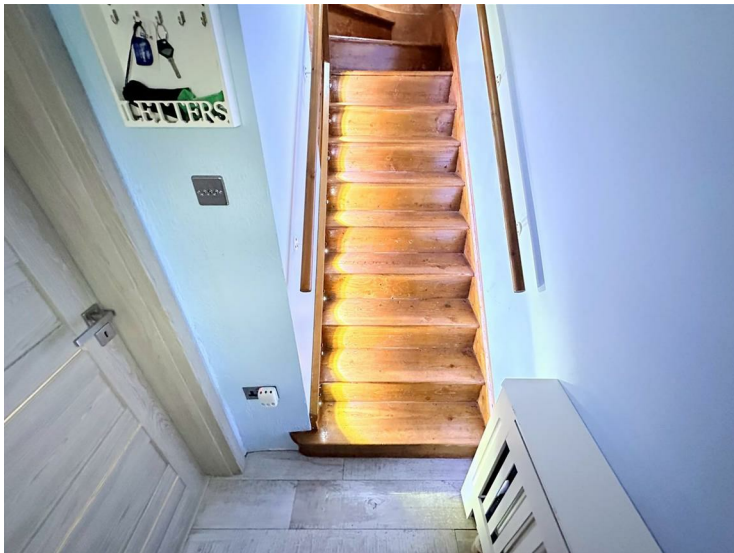
Proceed West along Newtown Road. Turn left onto Shadygrove Road and left onto Brookside. The property is situated on the right hand side and can be identified by our "For Sale" sign.

### Entrance Porch 4'8" x 6'3" (1.435m x 1.906m)



Approached by a door to front, incorporating a double glazed window to front.

### Hallway



Incorporating a radiator, laminate floor and stairs to the first floor.

### Lounge 14'5" max x 13'2" min x 11'10" (4.410m max x 4.038m min x 3.612m)



Incorporating a double glazed window to front, radiator, under floor heating, laminate floor and inset ceiling lights.

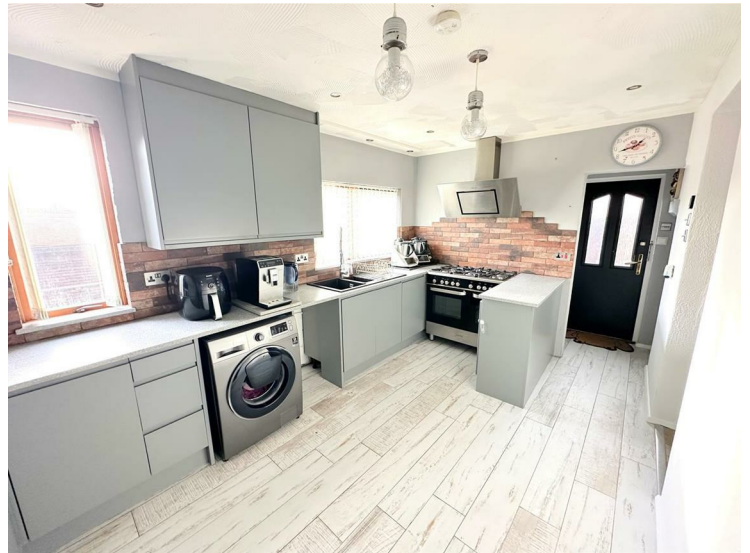




**Dining Kitchen 14'8" x 8'10" (4.477m x 2.707m)**



Incorporating a range of modern fitted wall and base units with complementary work surface over and freestanding oven with cooker hood over. Tiled splash areas, 1.5 sink unit with mixer tap, plumbing for a washing machine, space for a small dishwasher and space for a fridge/freezer. Two double glazed windows to rear, modern radiator and tiled floor.



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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

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

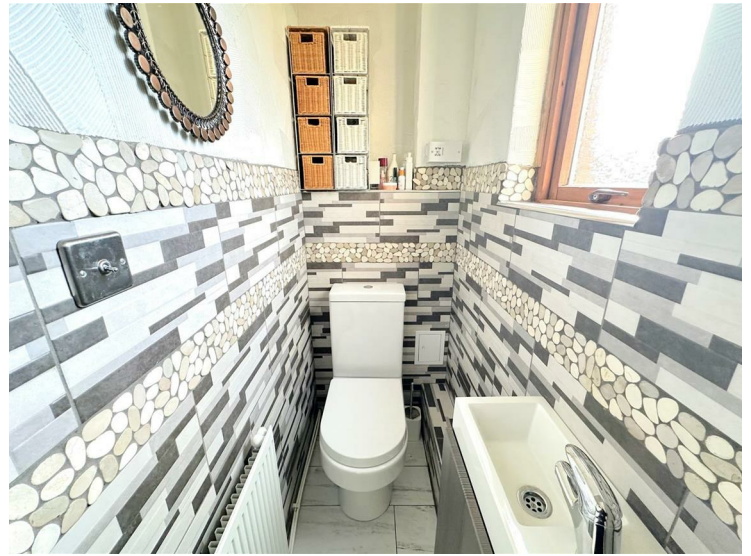




#### Side Hallway

Incorporating tiled floor, electric roller door to under stairs storage cupboard and a door to side.

#### Cloakroom/WC 5'3" x 2'8" (1.620m x 0.822m)

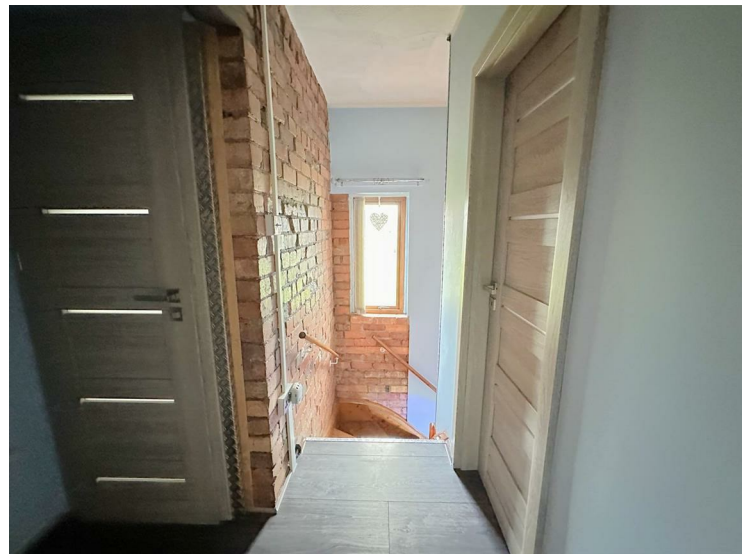


Incorporating a wash hand basin set to vanity unit, WC, double glazed obscured window to side, radiator, tiled floor, tiled splash areas and inset ceiling lights.

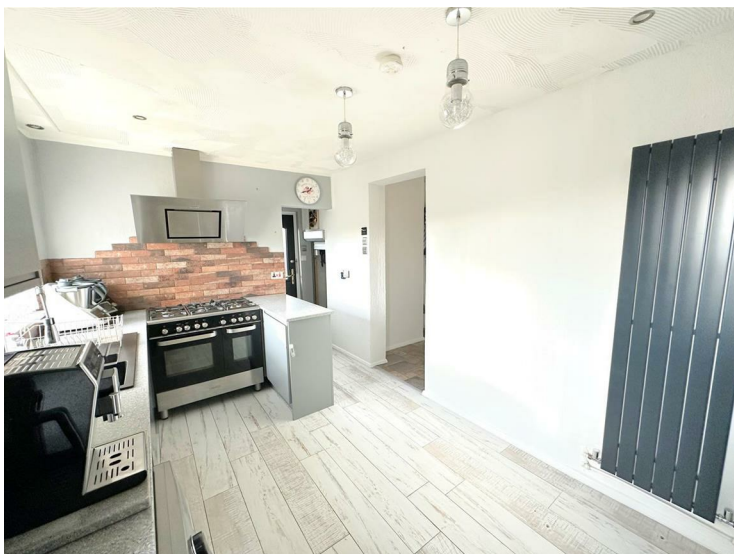
#### Under Stairs Storage

Incorporating an electric roller door, tiled floor and lighting.

#### First Floor Landing



Incorporating a double glazed window to side, laminate floor, inset ceiling lights, feature exposed brick wall and loft access with a pull down ladder.



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

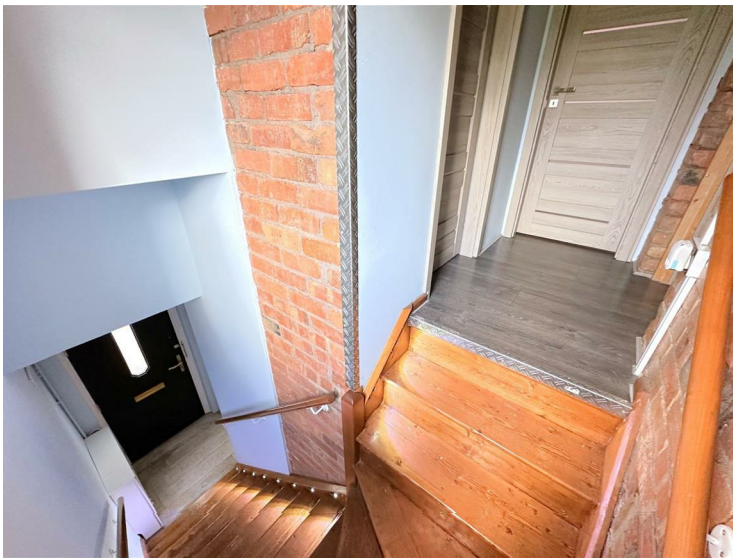
Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

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



**Bedroom One 11'11" x 8'2" (3.640m x 2.507m)**



**Loft**



The loft is boarded with shelving, power and lighting.



**Bedroom Two 13'1" max x 9'0" max (3.998m max x 2.760m max)**

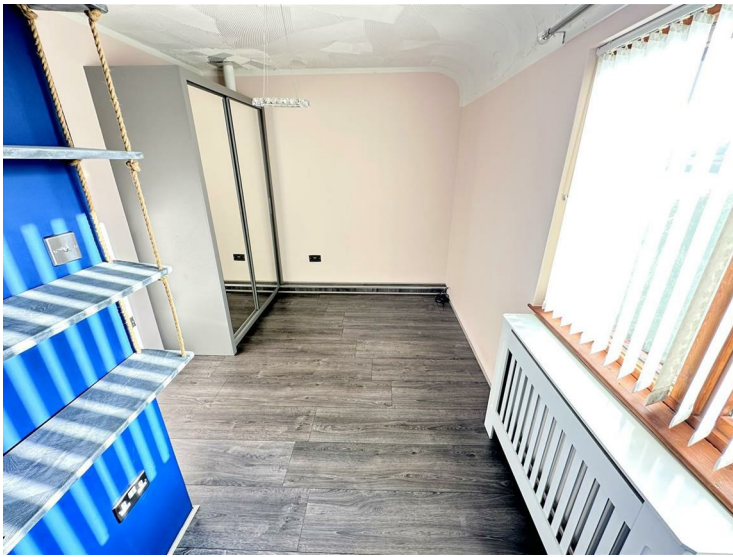


A double bedroom incorporating a double glazed window to rear, radiator, laminate floor and built in storage cupboards.

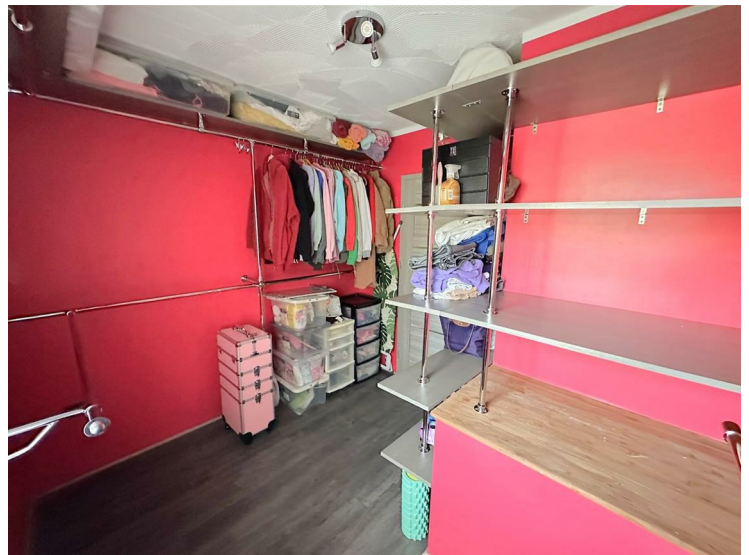




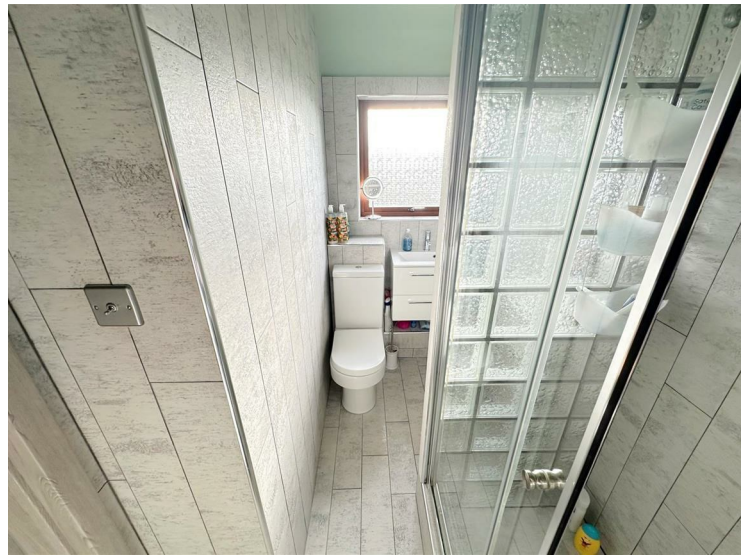
**Bedroom Three 9'5" max x 8'7" max (2.877m max x 2.625m max)**



Incorporating a double glazed window to front, radiator and laminate floor.







**Shower Room 8'9" x 4'5" (2.679m x 1.354m)**



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, radiator, inset ceiling lights, extractor fan, tiling to all walls and tiled floor.





## Outside



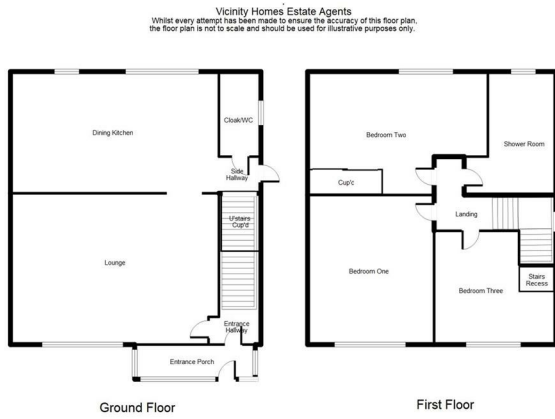
The property is approached by on site parking for one vehicle. To the rear of the property there is a good sized enclosed garden with a raised patio seating area, lawn area, outside tap, outside power point and a generous sized garden shed.



**Garden Shed 23'10" x 14'8" (7.272m x 4.488m)**  
Incorporating power and lighting.



## 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/9641-2886-7392-9496-6745>

## Council Tax

The property is in Council Tax Band A.

## Tenure

The property is Freehold.

## Estate Agents Note

We have been informed by our vendor, the owner of the attached house has pedestrian access to the rear of the property.

## 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.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

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