



**59 Turnstone Drive, Carlisle, CA2 7NU**

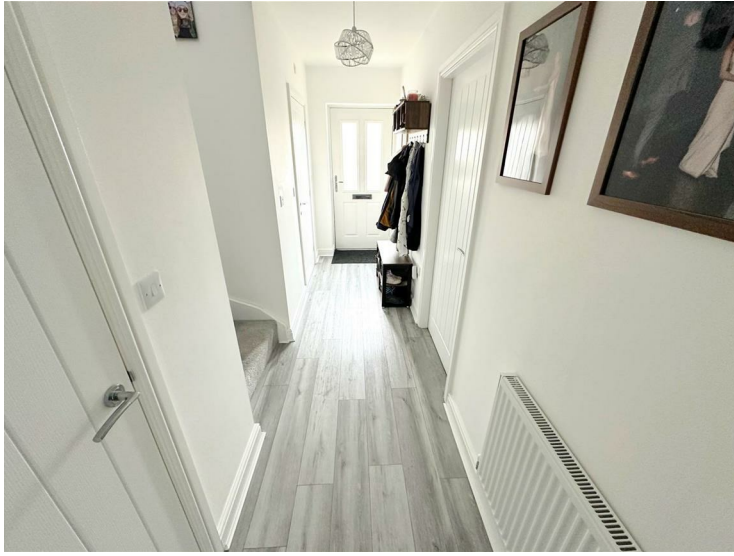
**Offers over £195,000**

Vicinity Homes are delighted to offer to the market this immaculately presented and deceptively spacious, modern, three double bedroom end link house situated on the popular Sanderling Walk Development which is located to the West of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, 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, cloakroom/WC, modern kitchen and a dining lounge with french doors to the rear garden. To the first floor there are three double bedrooms and a modern bathroom. The property also benefits from double glazing, central heating, rear garden and on site parking for two cars. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a family!

### Directions

Proceed West along Newtown Road. Turn right onto Turnstone Drive into the Turnstone Park Development. Turn left at the T junction and proceed straight ahead onto the Sanderling Walk Development. Turn right at the T junction. 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, laminate floor, under stairs storage cupboard and stairs to the first floor.



### Cloakroom/WC 6'10" x 2'11" (2.096m x 0.892m)



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



[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)



**Modern Kitchen 11'11" x 7'4" (3.649m x 2.256m)**



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



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**Dining Lounge 15'8" x 15'0" (4.777m x 4.587m)**



Incorporating double glazed french doors to rear and two radiators.





## First Floor Landing



Incorporating a double glazed window to side and loft access. We have been informed the loft is part boarded.



## Bedroom One 16'2" x 11'2" (4.952m x 3.415m)



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

**Bedroom Two 11'4" x 12'2" (3.475m x 3.715m)**



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



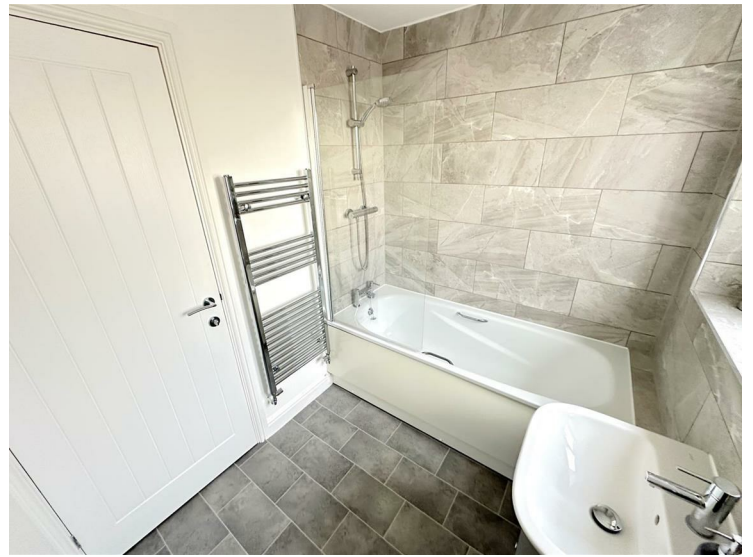


**Bedroom Three 10'0" x 8'2" (3.055m x 2.506m)**



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





**Bathroom 6'11" x 7'2" (2.117m x 2.199m)**

**Outside**



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

The property is approached by a lawn area. To the rear of the property there is an enclosed garden with lawn area and gated access to the front. The property has on site parking for two vehicles to the rear of the garden.

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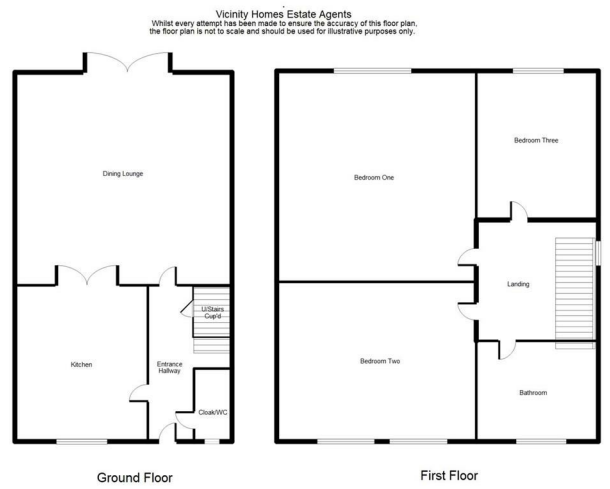
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### Floor Plan



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

### EPC Band B

<https://find-energy-certificate.service.gov.uk/energy-certificate/9310-3833-0020-2209-8381>

### Council Tax

The property is in Council Tax Band C.

### Tenure

The tenure is Flying Freehold

### 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.

**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.

