



**22 Newfield Park, Carlisle, CA3 0AH**

**Offers over £180,000**

Vicinity Homes are delighted to offer to the market this well presented, three bedroom semi detached house situated within a cul-de-sac in a sought after residential area to the North 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 City Centre, Western City Bypass and the M6 Motorway. The accommodation briefly comprises of an entrance hallway, kitchen and dining lounge. To the first floor there are three bedrooms and a bathroom. The property also benefits from double glazing, central heating, on site parking, garage and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a family. The property has recently been decorated throughout and is offered to the market with no onward chain.

### Directions

From Carlisle City Centre proceed North up Stanwix Bank and continue onto Scotland Road & Kingstown Road. Turn right onto Newfield Drive and right onto Newfield Park. Follow the road, the property is situated on the right hand side.

### Entrance Hallway



Approached by a door to front, incorporating a radiator, under stairs storage cupboard and stairs to the first floor.



### Kitchen 10'4" x 8'10" (3.164m x 2.709m)



Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob. Sink unit with mixer tap, tiled splash areas, double glazed window to rear, radiator, door to side and inset ceiling lights.



[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)

**Dining Lounge 13'4" max x 9'5" min x 21'7" (4.071m max x 2.879m min x 6.601m)**



A double glazed window to front, double glazed window to rear and two radiators.



[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)

## First Floor Landing



Incorporating a double glazed window to side and loft access.



**Bedroom One 11'10" x 10'6" (3.616m x 3.217m)**



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



**Bedroom Two 11'6" max x 9'6" (3.509m max x 2.896m)**



A double bedroom incorporating a double glazed window to rear, radiator, fitted wardrobe/storage and built in storage cupboard.



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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

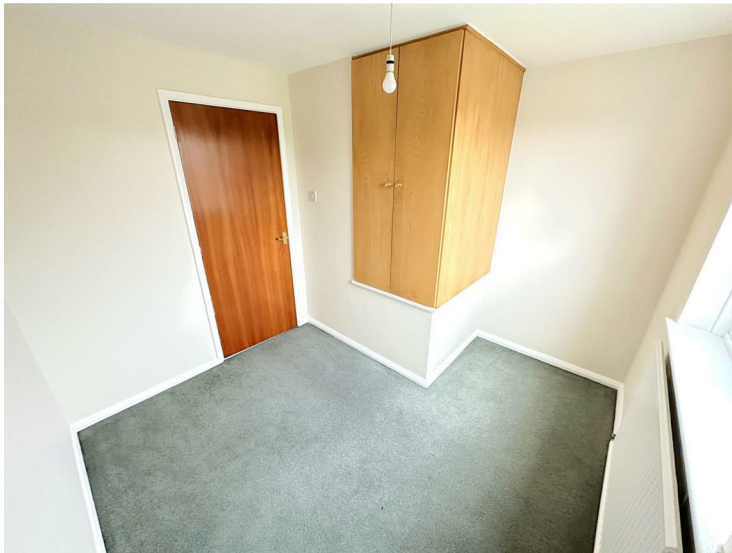
T: 01228 599011

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

**Bedroom Three 9'5" max x 8'9" max (2.890m max x 2.672m max)**



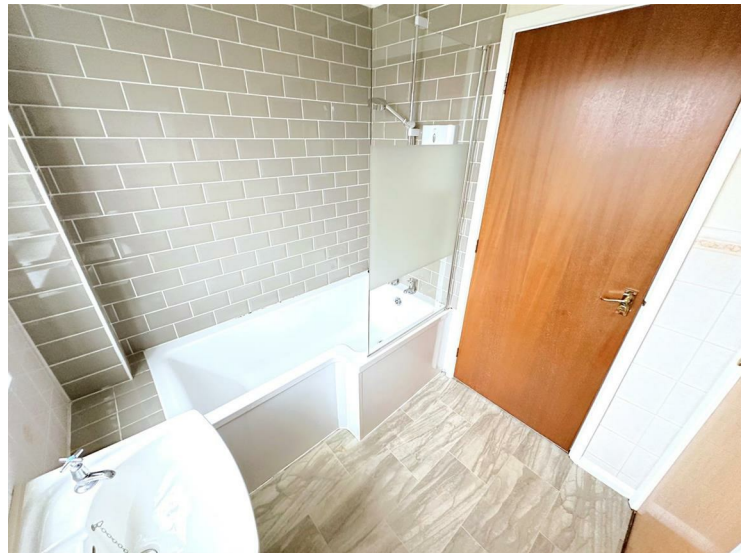
Incorporating a double glazed window to front, radiator and built in storage cupboard.



**Bathroom 6'5" x 6'1" (1.975m x 1.863m)**



Incorporating a three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Double glazed obscured window to rear, radiator, tiled splash areas and built in storage cupboard.



[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)

## Outside



The property is approached by on site parking for approximately one vehicle leading to the garage. There is also a lawn area, a paved area and gated access to the rear garden. To the rear of the property there is an enclosed garden with lawn area, patio seating area and flower & shrub beds.



### Single Garage 16'4" x 9'0" (4.988m x 2.744m)

Incorporating an up and over door, tap, plumbing for a washing machine, power and lighting.

### 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/0538-2831-7729-9395-3871>

### Council Tax

The property is in Council Tax Band C.

### Tenure

The property is 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).

[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)



## 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

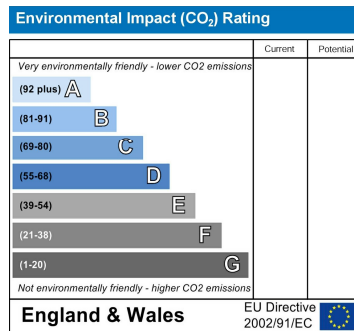
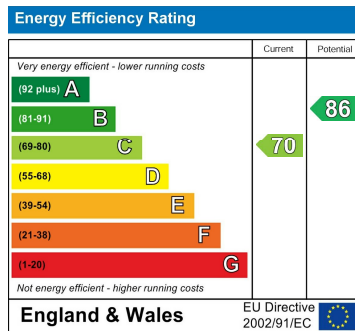
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.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