



**49 Oaklands Drive, Carlisle, CA2 4NQ**

**Offers in the region of  
£125,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, good sized three bedroom mid link house situated within a popular residential area to the South of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, popular Primary & Secondary Schools and has good access to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, breakfast kitchen, utility room and a dining lounge with french doors to the rear garden. To the first floor there are three good sized bedrooms, a modern wet room and a separate WC. The property also benefits from double glazing, central heating, block paved on site parking and a 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 property with no onward chain.

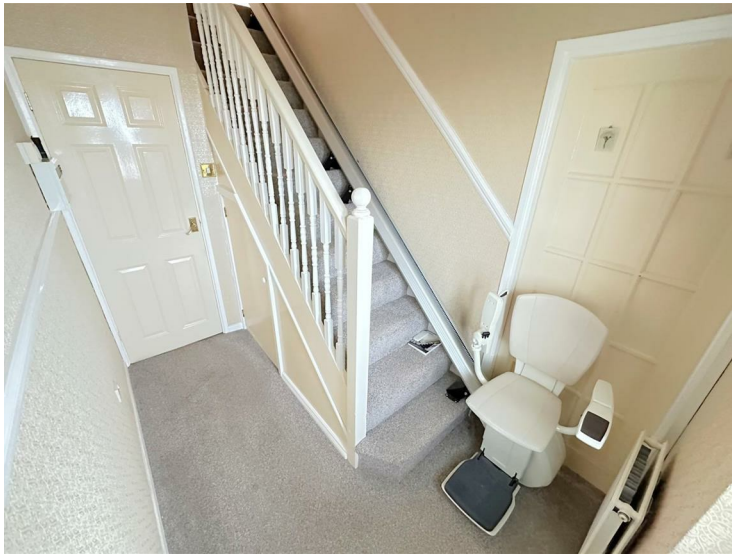
### Directions

From Carlisle City Centre proceed South along Botchergate and turn right at the traffic lights onto St Nicholas Street. Continue on this road and onto Blackwell Road. At the round about take the second exit onto Boundary Road and continue straight ahead onto Upperby Road. Turn right onto Lamb Street and left at the round about onto Scalegate Road. Continue on this road. Turn right onto Oaklands Drive. 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, under stairs storage cupboard and stairs to the first floor.



### Breakfast Kitchen 9'9" x 8'10" (2.992m x 2.698m)



Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Sink unit with mixer tap, double glazed window to rear, door to rear and space for a fridge/freezer.



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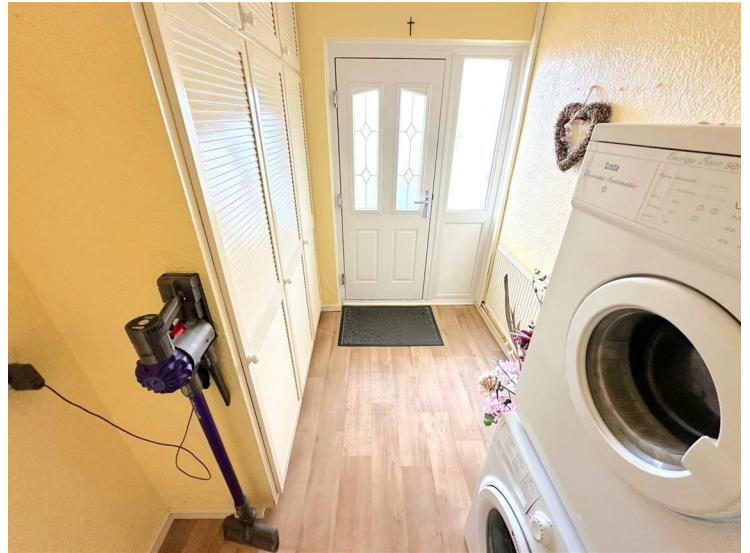
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**Utility Room 8'11" x 6'10" (2.728m x 2.087m)**



Incorporating plumbing for a washing machine, built in storage cupboards, radiator and a door to front.



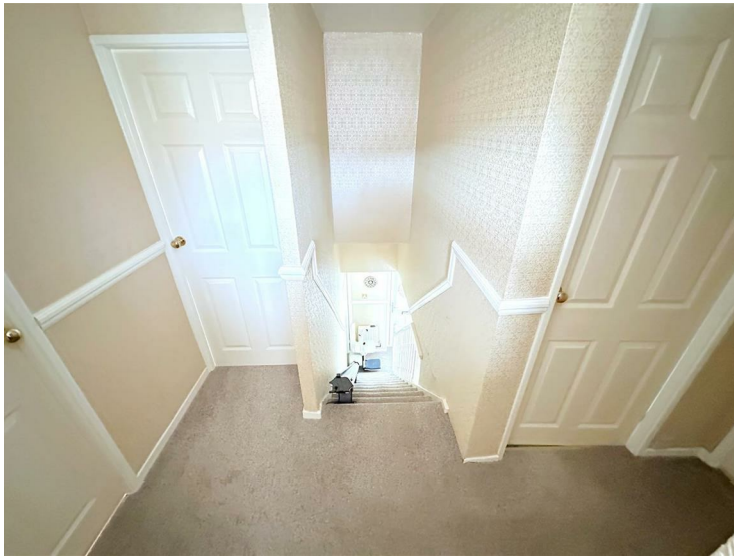
**Dining Lounge 18'3" max x 14'1" max (5.571m max x 4.305m max)**



Incorporating a double glazed window to front, double glazed french doors to rear, radiator, coving to the ceiling and a feature fireplace.



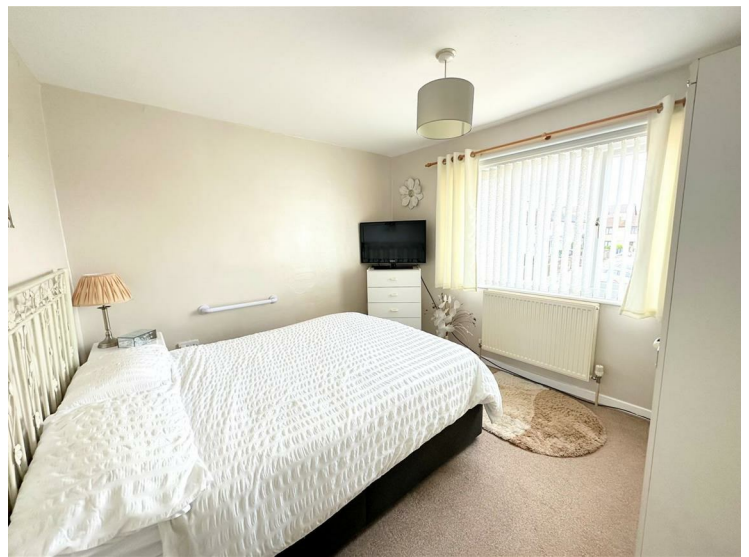
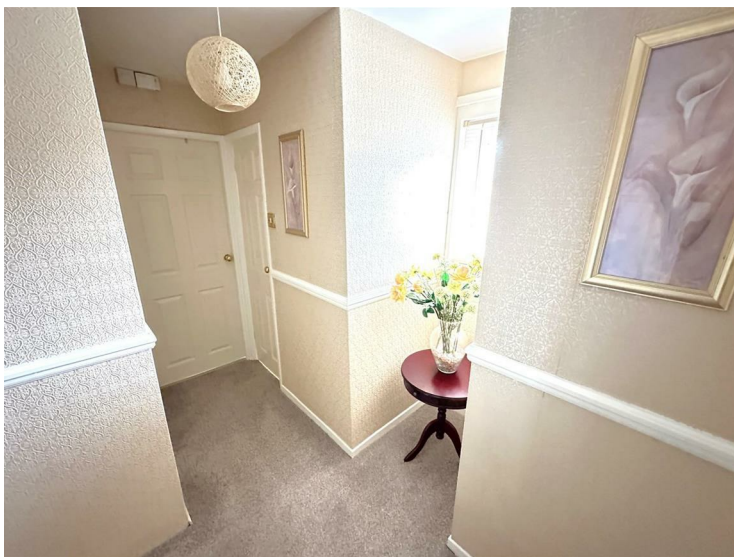
## First Floor Landing



Incorporating a double glazed window to rear and loft access.

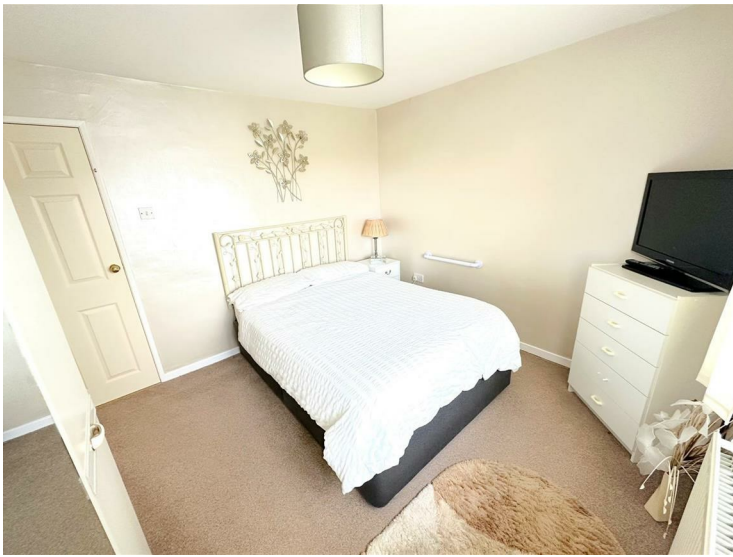


## Bedroom One 11'0" x 10'0" (3.363m x 3.055m)

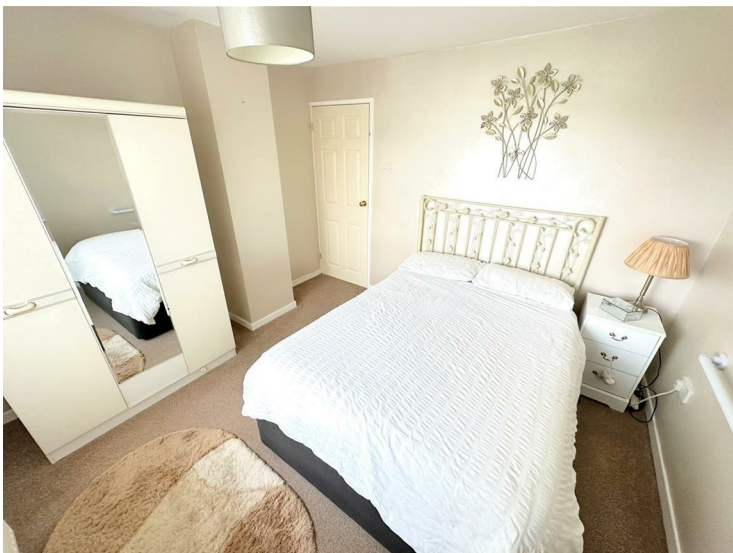
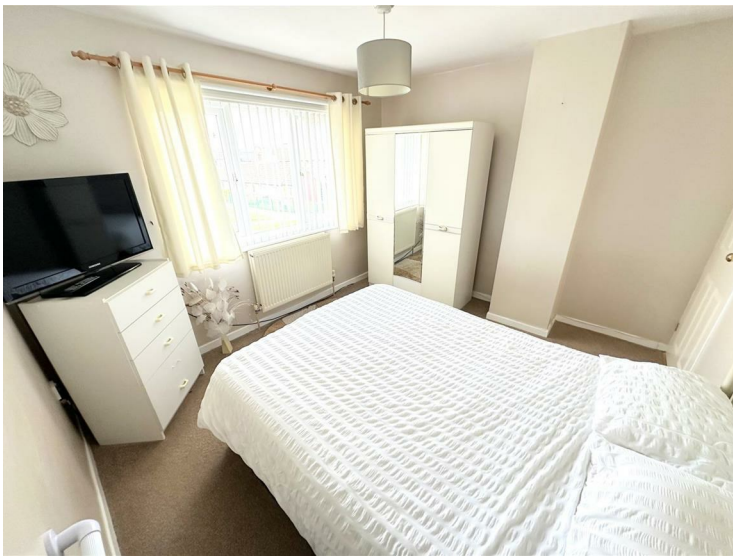


A double bedroom incorporating a double glazed window to front and a radiator.

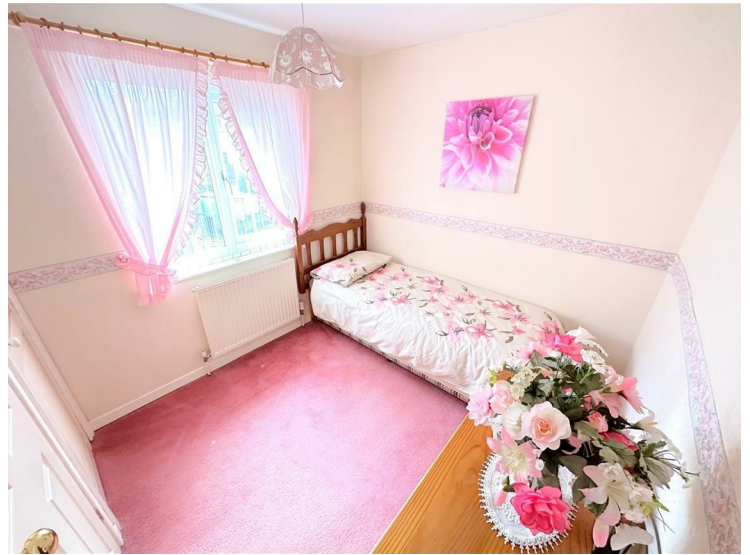
**Bedroom Two 12'5" max x 9'5" min x 9'9" (3.786m max x 2.889m min x 2.975m)**



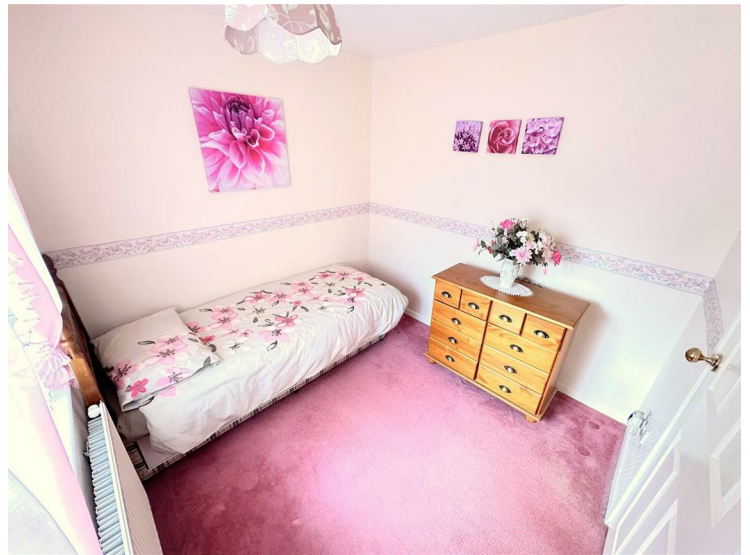
A double bedroom incorporating a double glazed window to front, radiator and built in storage cupboards.



**Bedroom Three 8'3" x 7'11" (2.519m x 2.424m)**



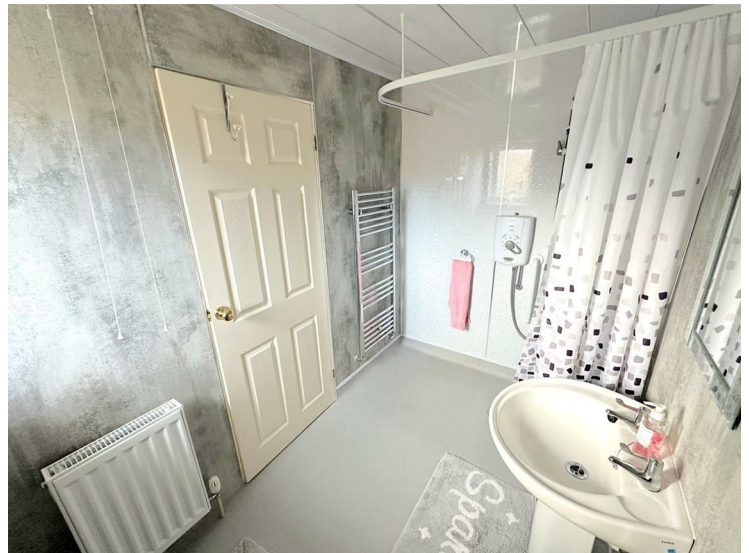
Incorporating a double glazed window to rear, radiator and built in storage cupboard.



**Wet Room 8'4" x 5'3" (2.553m x 1.625m)**



Incorporating a modern three piece suite comprising of a shower, pedestal wash hand basin and WC. Double glazed obscured window to rear, radiator, heated towel rail, panelled ceiling, splash boards and extractor fan.



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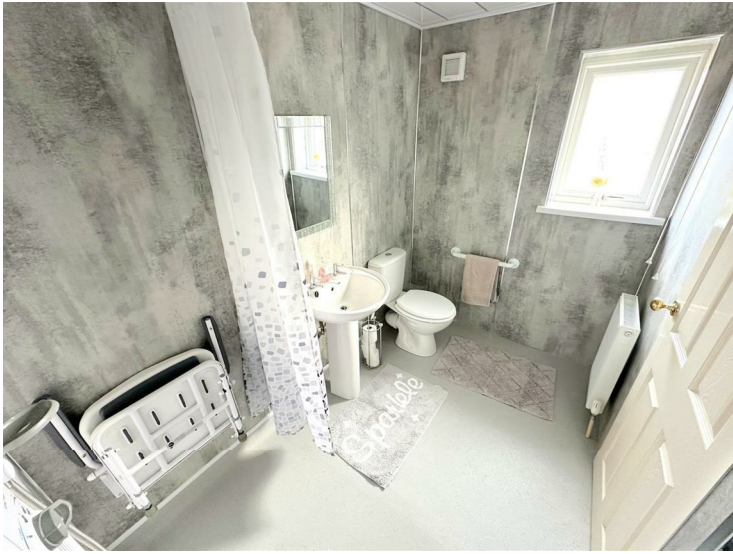


**Separate WC 4'9" x 2'5" (1.463m x 0.759m)**



Incorporating a double glazed obscured window to rear and a WC.

**Outside**



The property is approached by block paved on site parking and a shillied area. To the rear of the property there is an enclosed garden with patio seating area, lawn area and outside tap.



## Floor Plan

Vicinity Homes Estate Agents  
Whilst every attempt has been made to ensure the accuracy of this floor plan, the floor plan is not to scale and should be used for illustrative purposes only.



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## EPC Band C

<https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2502-2420-2125-5741>

## Tenure

The property is Freehold.

## Council Tax

The property is in Council Tax Band A.

## 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).

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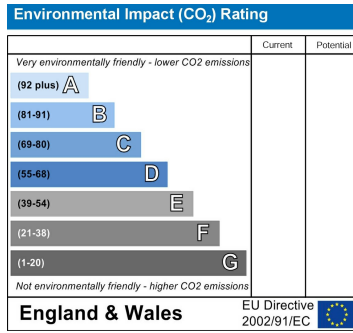
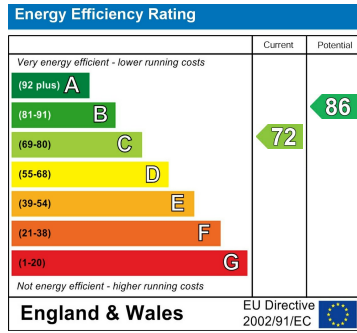
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### Free, No Obligation Valuation

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 to arrange an appointment.



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