



8A Old Road, Longtown, Carlisle, CA6 5TH

Offers over £200,000

Vicinity Homes are delighted to offer to the market this immaculately presented and deceptively spacious, three double bedroom detached family home is situated on a good sized corner plot within the popular village location of Longtown. Longtown is located approximately eight miles North of Carlisle City Centre, boasts a range of local amenities, popular Primary School, regular bus route and has good access to the M6 Motorway and the Scottish Borders. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, lounge, dining room with double glazed french doors, kitchen and utility room to the ground floor. There are three double bedrooms and a modern shower room to the first floor. The property also benefits from double glazing, LPG central heating, block paved on site parking for two vehicles, integral store with electric roller door and gardens to front, side and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family!

Directions

From Carlisle proceed North along the A7 heading towards Longtown. Upon entering Longtown, turn right onto the A6071 and turn left onto Burn Street and right onto Mill Street. Continue straight ahead onto Old Road. The property is situated on the right hand side and can be identified by our "For Sale" sign.

Entrance Hallway



Approached by a door to front, incorporating a radiator, laminate floor and coving to the ceiling.



Kitchen 9'8" x 8'5" (2.961m x 2.583m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Integrated dishwasher, integrated fridge, sink unit with mixer tap and tiled splash areas. Double glazed window to rear, radiator, inset ceiling lights, tiled floor and coving to the ceiling.



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Lounge 12'7" x 11'2" (3.852m x 3.406m)



Incorporating a double glazed window to front, radiator, laminate floor, coving to the ceiling and french doors to the dining room.





Dining Room 10'2" x 8'5" (3.119m x 2.589m)



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





Utility Room 9'9" x 8'6" (2.997m x 2.609m)



Incorporating a range of fitted wall and base units with work surface over, plumbing for a washing machine, space for a tumble drier, door to the store and door to rear.

Cloakroom/WC 5'6" x 2'8" (1.695m x 0.823m)



Incorporating a wash hand basin, WC, tiled floor, tiled splash areas and extractor fan.

First Floor Landing



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



Bedroom One 14'3" max x 8'3" (4.354m max x 2.540m)



A double bedroom incorporating a double glazed skylight to front, radiator and fitted wardrobe/storage. There is some restricted head height.



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Bedroom Two 13'10" max x 11'9" min x 9'4" (4.220m max x 3.587m min x 2.859m)



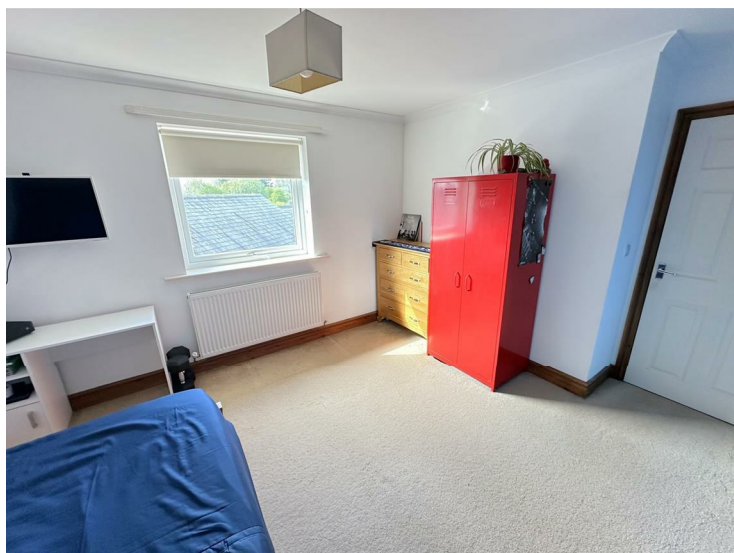
A double bedroom incorporating a double glazed window to front, radiator, fitted wardrobe/storage and coving to the ceiling.



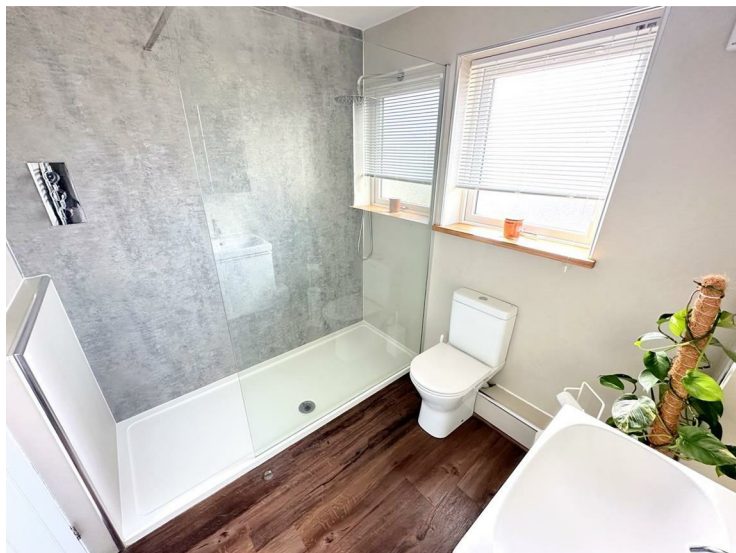
Bedroom Three 12'2" x 10'4" (3.718m x 3.174m)



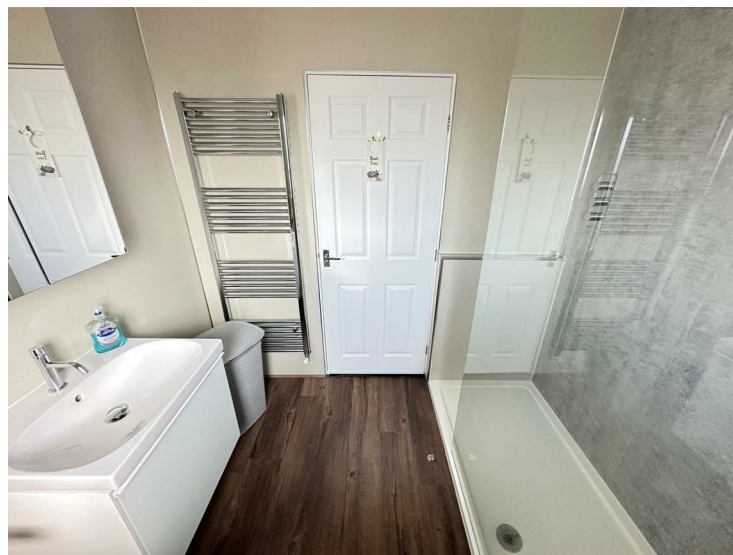
A double bedroom incorporating a double glazed window to rear, radiator and coving to the ceiling.



Shower Room 7'9" x 6'8" (2.369m x 2.047m)



Incorporating a modern three piece suite comprising of a walk in double shower cubicle with waterfall shower & shower attachment, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, splash boards, inset ceiling lights, extractor fan, laminate floor and heated towel rail.



Outside



The property is approached by block paved on site parking for two vehicles, lawn area and flower and shrub beds. To the side of the property there is a further lawn area, flower and shrub beds and vegetable plots area. To the rear of the property there is a block paved seating area with gated access to the side.

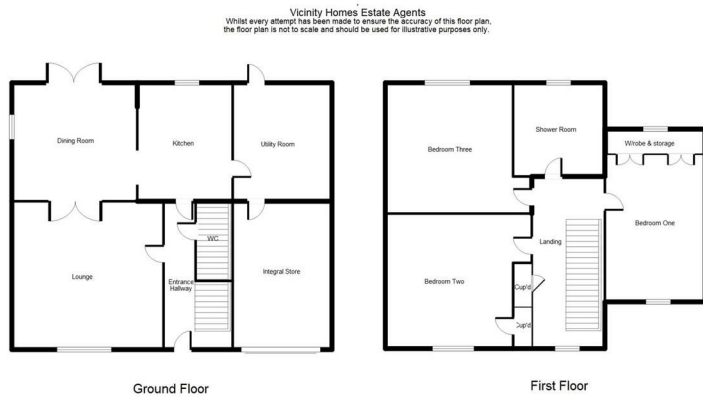


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Integral Store 10'1" x 8'6" (3.096m x 2.607m)

Incorporating an electric roller door, power, lighting and door 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 D

<https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2038-2550-2105-4015>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band C.

Viewings

Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or 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.

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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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