



145 Scotland Road, Carlisle, CA3 9HF

**Offers in the region of
£240,000**

Vicinity Homes are delighted to offer to the market this immaculately presented and extended, bay fronted, three bedroom semi detached house situated in a sought after area to the North 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 M6, Western City Bypass and the City Centre. The accommodation briefly comprises of an entrance hallway, lounge with open fire, sitting room with french doors and an extended L shaped dining kitchen with french doors to the rear garden. To the first floor there are three bedrooms and a good sized shower room. The property also benefits from double glazing, central heating, resin driveway for one vehicle, integral garage and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family! The property is offered to the market with no onward chain.

Directions

Proceed North up Stanwix Bank and continue onto Scotland Road. 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, exposed floor boards, under stairs storage cupboard, coving to the ceiling, door into the garage and stairs to the first floor.



Lounge 14'5" max x 11'0" (4.404m max x 3.376m)



Incorporating a double glazed bay window to front, radiator, exposed floor boards, coving to the ceiling and a feature fireplace with an open fire.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk

Sitting Room 12'3" x 11'1" (3.759m x 3.382m)



Incorporating double glazed french doors to rear, radiator, exposed floor boards and a feature fireplace.

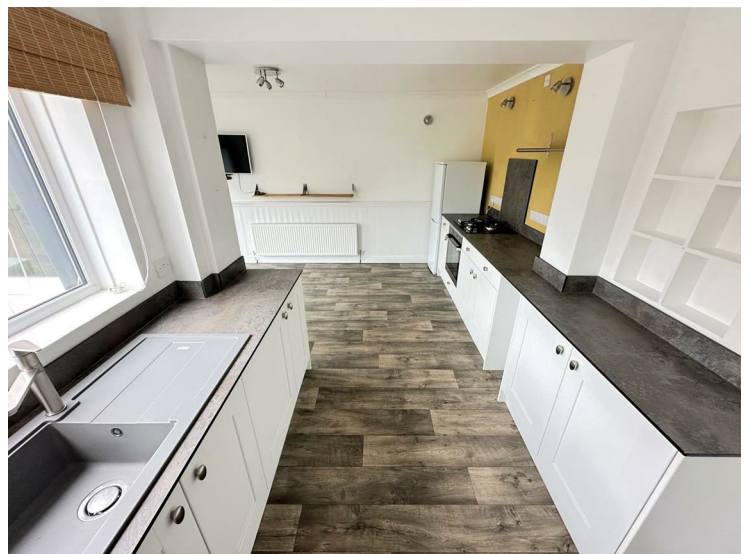




Dining Kitchen 16'10" max x 7'11" min x 16'8" max x 8'11" min (5.141m max x 2.424m min x 5.098m max x 2.731m min)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob. Sink unit with mixer tap, plumbing for a washing machine, space for a fridge/freezer, double glazed window to rear, door to side, double glazed french doors to rear, radiator and coving to the ceiling.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk

First Floor Landing



Incorporating a double glazed window to side and exposed floor boards.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk



Bedroom One 12'4" x 11'1" (3.766m x 3.384m)



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



Bedroom Two 12'4" x 11'0" (3.765m x 3.373m)



A double bedroom incorporating a double glazed window to rear, radiator and exposed floor boards.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk

Bedroom Three 7'3" x 7'0" (2.229m x 2.150m)



Incorporating a double glazed window to front, radiator, coving to the ceiling and a shelved store area.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

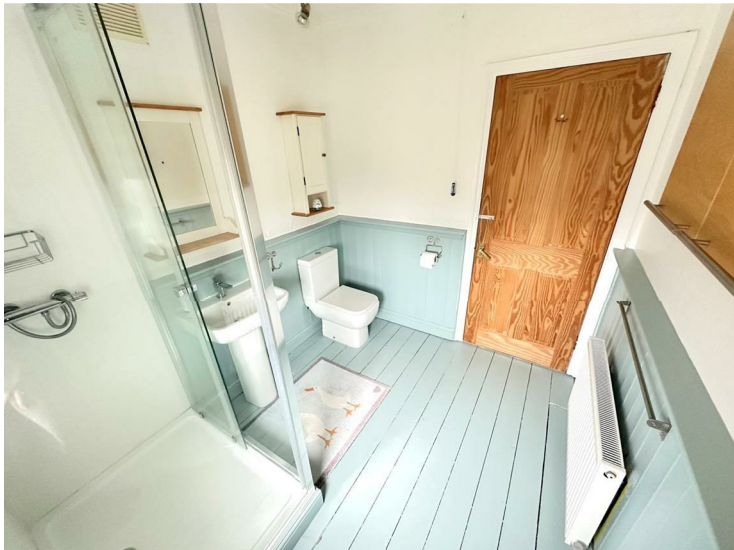
E: sales@vicinityhomes.co.uk

Shower Room 7'10" x 7'0" (2.401m x 2.150m)



Incorporating a three piece suite comprising of a shower cubicle, pedestal wash hand basin and WC. Double glazed obscured window to rear, radiator, exposed floor boards, panelled ceiling, splash panels and loft access.

Outside



The property is approached by a resin driveway for one vehicle and flower & shrub beds. To the rear of the property there is a good sized enclosed garden with a raised patio seating area, lawn area, shillied seating area, outside tap, shed, gated access to side and an out building for storage.

www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

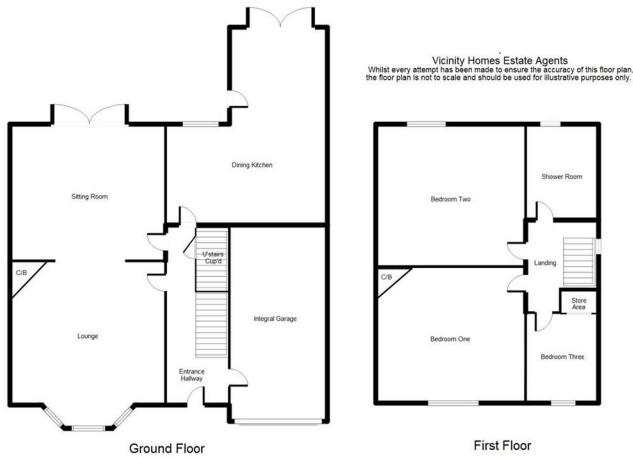
T: 01228 599011

E: sales@vicinityhomes.co.uk



[Integral Garage 17'1" x 9'2" \(5.224m x 2.802m\)](#)
Incorporating an up and over door, power and lighting.

Floor Plan



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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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/0300-2784-6470-2425-1855>

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.

www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk