



29 Gilsland Road, Carlisle, CA1 2XD

**Offers in the region of
£125,000**

Vicinity Homes are delighted to offer to the market this deceptively spacious, two double bedroom link house situated within a popular residential area to the East 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, A69 & the M6 Motorway. The accommodation briefly comprises of an entrance hallway with a walk in storage cupboard, kitchen and a dining lounge. To the first floor there are two generous double bedrooms and a spacious modern bathroom. The property also benefits from double glazing, central heating, block paved front garden with storage, rear block paved garden and communal parking area to the rear. Viewing is absolutely essential to fully appreciate the size of the accommodation on offer. An ideal purchase for a first time buyer, investor or a family. The property is offered to the market with no onward chain.

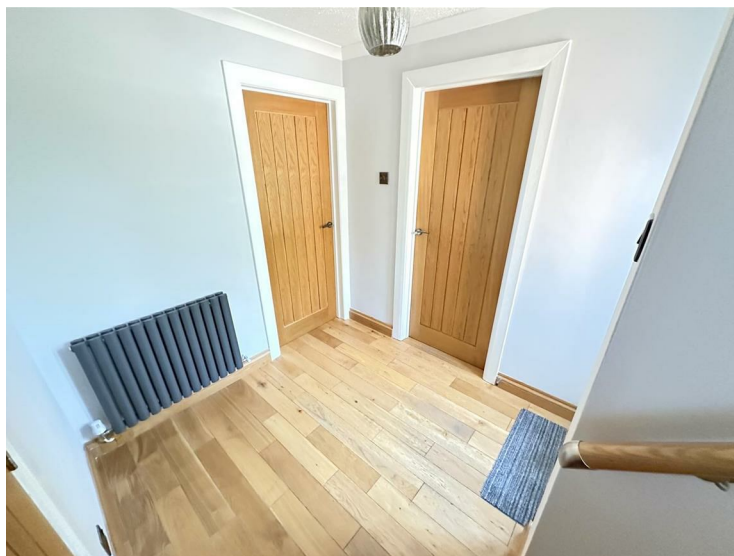
Directions

Proceed East along Warwick Road. Turn right at the traffic lights onto Montgomery Way. Turn right onto Wingate Way and follow straight ahead onto Farlam Drive. Turn right onto Gilsland Road and continue on this 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, oak flooring, coving to the ceiling, stairs to the first floor and a generous walk in under stairs storage cupboard.



Kitchen 9'8" x 9'9" (2.966m x 2.972m)



Incorporating a range of fitted wall and base units with complementary work surface over and oven point with cooker hood over. Sink unit with mixer tap, plumbing for a washing machine, double glazed window to front, radiator, oak flooring, space for a tumble drier, space for a fridge/freezer, door to rear and coving to the ceiling.



Dining Lounge 17'4" x 10'5" (5.304m x 3.190m)



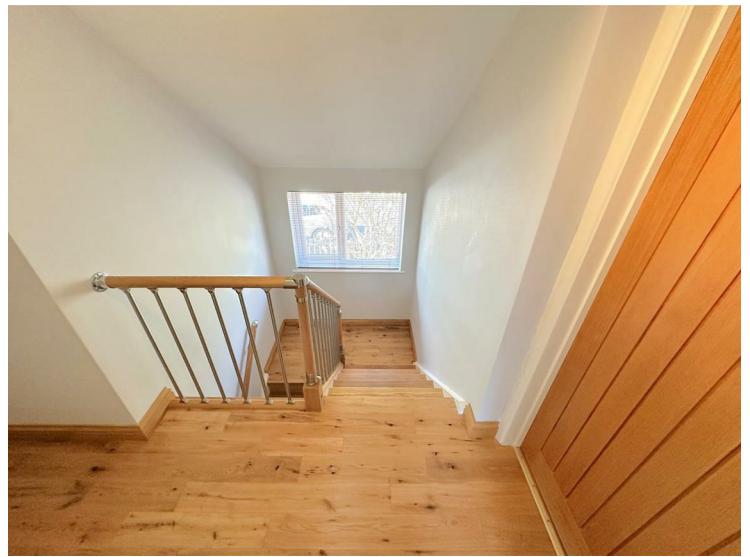
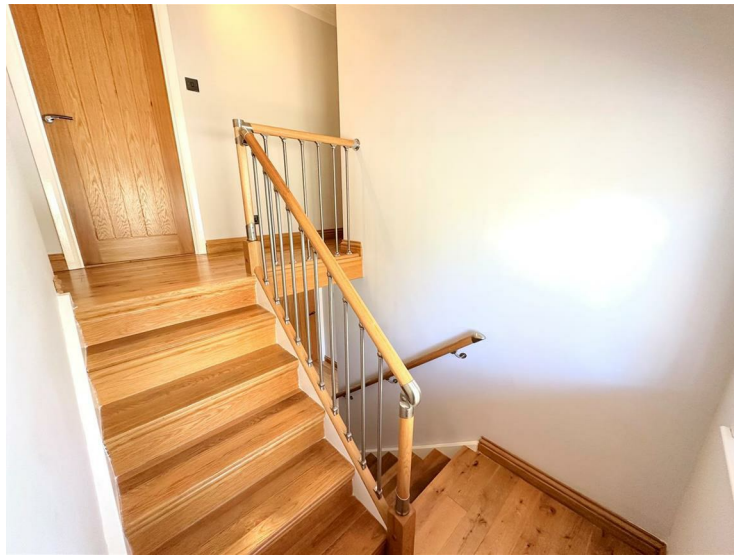
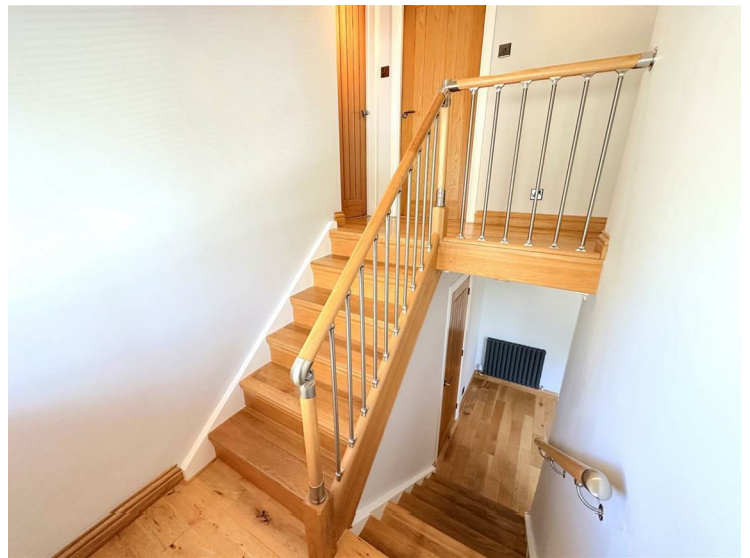
Incorporating a double glazed window to front, double glazed window to rear, radiator, feature fireplace with surround, inset and hearth and coving to the ceiling.



First Floor Landing



Incorporating a double glazed window to front, oak flooring and coving to the ceiling.



Bedroom One 17'4" x 9'2" (5.305m x 2.801m)



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



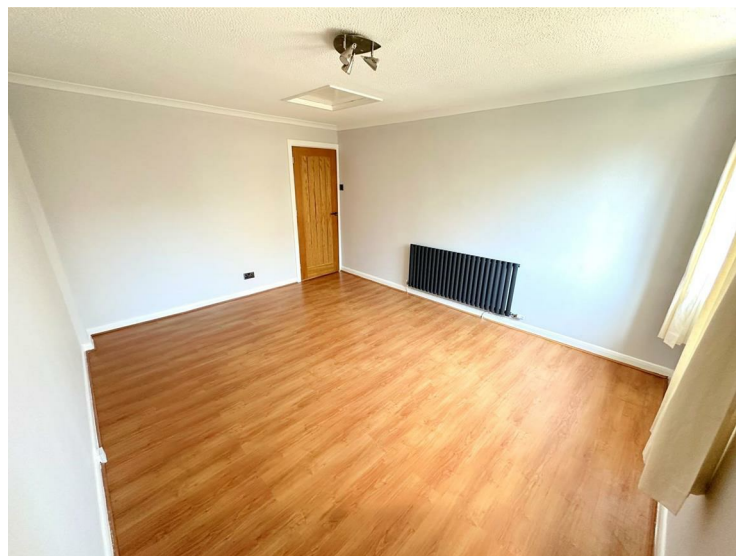
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Bedroom Two 14'2" x 11'2" (4.324m x 3.426m)



A double bedroom incorporating a double glazed window to rear, radiator, laminate floor and loft access.



Bathroom 8'5" x 8'6" (2.567m x 2.593m)



Incorporating a modern three piece suite comprising of a bath with waterfall shower over & shower attachment, pedestal wash hand basin and WC. Two double glazed obscured windows to rear, two heated towel rails, tiled floor, tiling to all walls, panelled ceiling, inset ceiling lights and built in storage cupboard.



Outside



The property is approached by a block paved front garden with flower and shrub beds and two built in storage cupboards. To the rear of the property there is an enclosed walled garden with block paved patio seating areas, flower and shrub beds and gated access to the side. There is a communal parking area behind the property.



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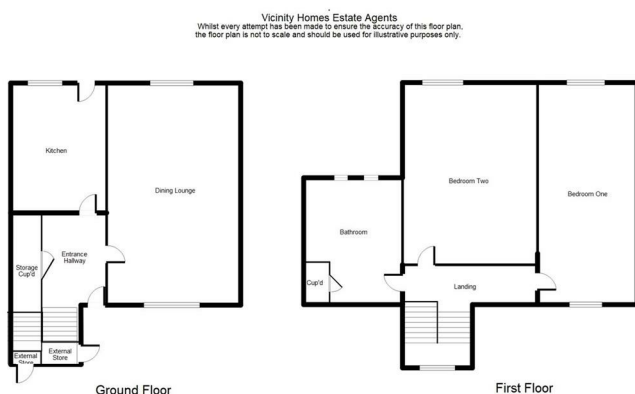
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Floor Plan



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

EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/8620-7025-7450-1012-8296>

Tenure

The property tenure is Flying 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.

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.

