



**106 Boundary Road, Carlisle, CA2 4HT**

**Offers in the region of  
£179,950**

Vicinity Homes are delighted to offer to the market this deceptively spacious, bay fronted, five bedroom mid terrace 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 City Centre and the M6 Motorway. The accommodation is split over three floors and briefly comprises of an entrance vestibule, hallway, lounge, sitting room, office/study, modern shower room, dining kitchen and a sun room. To the first floor there are four bedrooms and a bathroom. On the second floor there is an attic bedroom. The property also benefits from double glazing, central heating, front forecourt, rear yard, on site parking for two vehicles and a generous sized rear garden. Viewing is absolutely essential to fully appreciate the size of the accommodation on offer. An ideal purchase for a family!

### Directions

Proceed South along Botchergate, turning right at the traffic lights onto St Nicholas Street and continue onto Blackwell Road. Take the second exit at the round about onto Boundary Road. The property is situated on the right hand side and can be identified by our "For Sale" sign.

### Entrance Vestibule

Approached by a door to front, incorporating coving to the ceiling.

### Hallway



Incorporating a radiator and stairs to the first floor.



### Lounge 14'0" max x 11'8" (4.271m max x 3.564m)



Incorporating a double glazed bay window to front, radiator, coving to the ceiling, ceiling rose and sliding doors to the sitting room.



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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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Sitting Room 12'1" max x 10'4" min x 12'5" (3.700m max x 3.163m min x 3.788m)



Incorporating a double glazed window to rear and a radiator.



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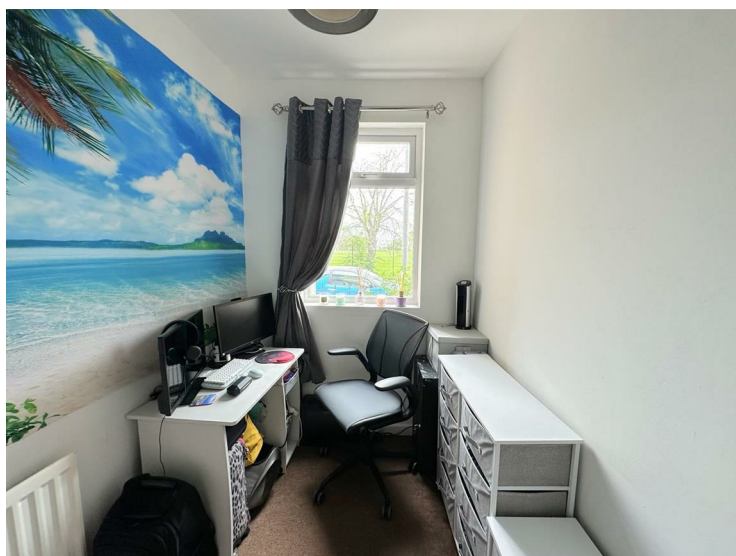
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**Study/Office 11'4" x 7'4" min x 5'8" max (3.456m x 2.256m min x 1.746m max)**



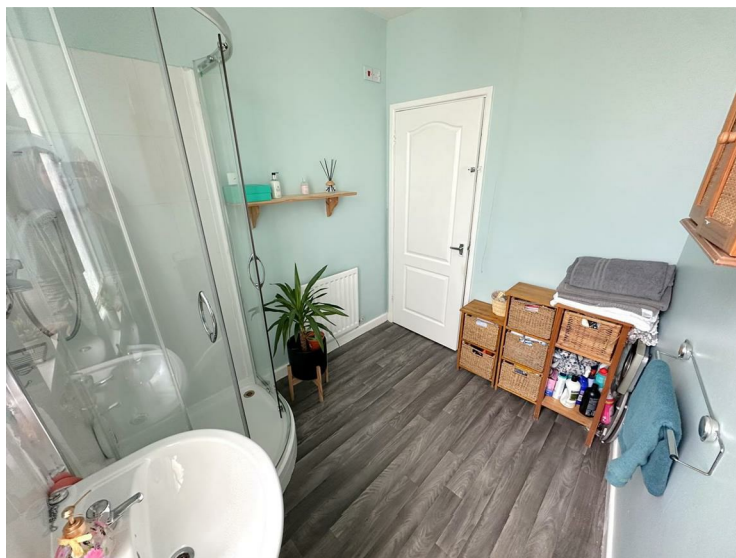
Incorporating a double glazed window to front and a radiator.

**Shower Room 7'11" x 6'11" (2.435m x 2.116m)**



Incorporating a modern three piece suite comprising of a shower cubicle, pedestal wash hand basin and WC. Double glazed obscured window to rear, radiator, tiled splash areas and extractor fan.





**Sun Room 15'8" x 7'1" (4.776m x 2.174)**



**Kitchen 21'8" max x 7'8" max (6.621m max x 2.348m max)**



Incorporating double glazed french doors to the rear yard.



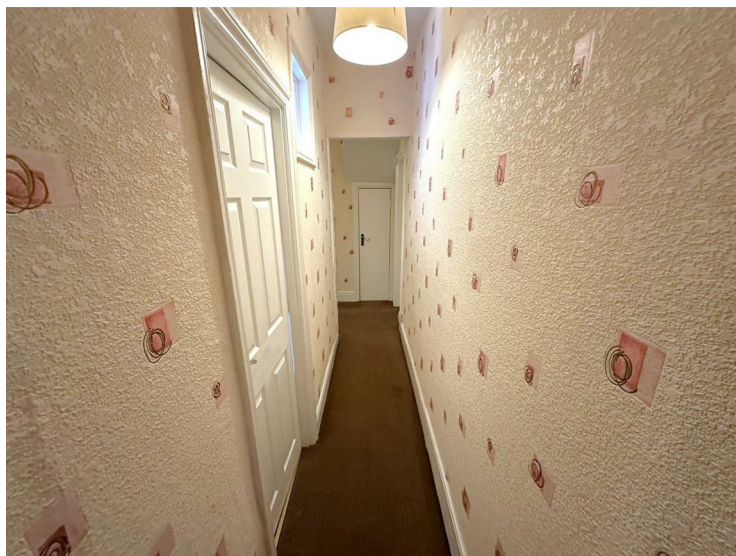
Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Tiled splash area, sink unit with mixer tap, plumbing for a washing machine and plumbing for a dishwasher. Space for a tumble drier, space for a fridge/freezer, two double glazed windows to side, tiled floor, under stairs storage cupboard and door to side.

## First Floor Landing

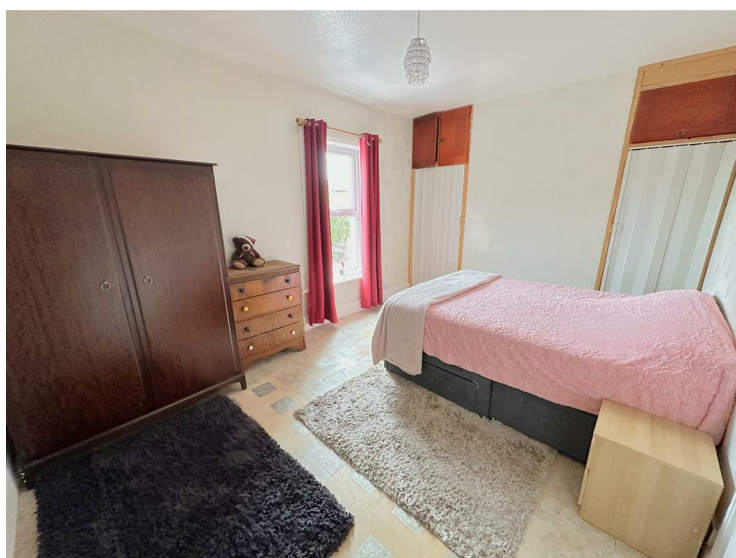


Incorporating a radiator, under stairs storage cupboard and a door with access to the stairs leading to the attic bedroom.





**Bedroom One 14'7" x 10'11" (4.462m x 3.338m)**



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



**Bedroom Two 10'8" x 6'10" (3.275m x 2.096m)**



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



**Bedroom Three 9'8" x 8'10" max x 7'8" min (2.947m x 2.701m max x 2.353m min)**

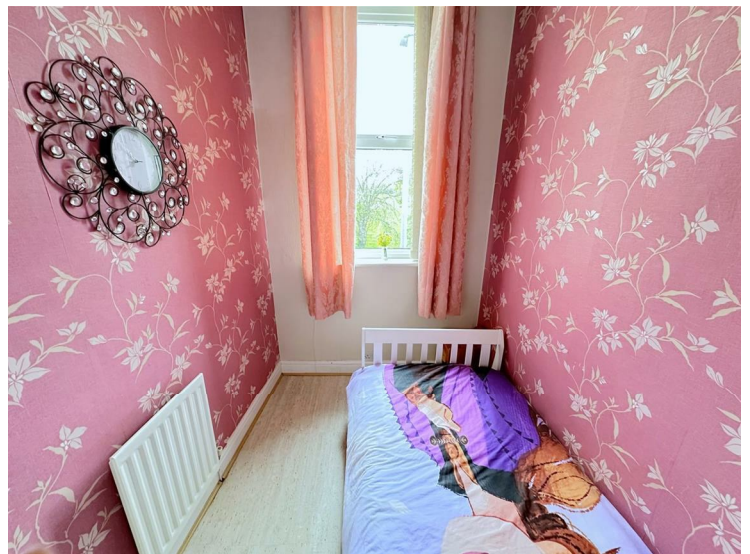


A double bedroom incorporating a double glazed window to rear and a radiator.

**Bedroom Four 8'4" x 5'11" (2.560m x 1.811m)**



Incorporating a double glazed window to front and a radiator.



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**Bathroom 8'3" x 7'10" (2.534m x 2.404m)**



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



**Second Floor**

**Attic Bedroom 14'8" max x 14'6" max (4.478m max x 4.421m max )**



Incorporating a double glazed skylight to front, double glazed skylight to rear, inset ceiling lights and storage into the eaves. Please note, there is some restricted head height.

## Outside



The property is approached by a front forecourt. To the rear of the property there is a yard with an outside tap, out building and double gated access. Opposite the yard there is a generous sized rear garden with double gated access to the drive way for two vehicles, single gate, lawn area, fruit trees, vegetable plots, flower and shrub beds.



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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/0360-2297-5550-2005-3005>

## Tenure

The property is Freehold.

## Council Tax

The property is in Council Tax Band B.

## 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

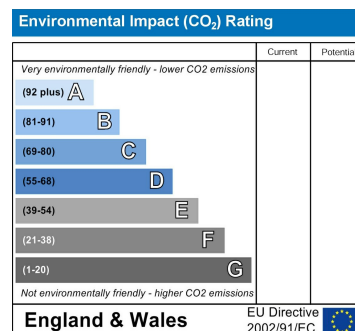
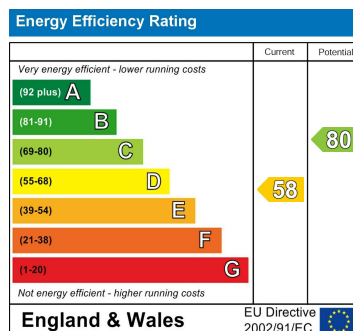
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.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

## 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](mailto:sales@vicinityhomes.co.uk) to arrange an appointment.



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