



95 Cumwhinton Road, Carlisle, Cumbria, CA1 3JB

Offers over £220,000

Vicinity Homes are delighted to offer to the market this immaculately presented and spacious, link detached house situated on a generous sized plot to the South 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 and the M6 Motorway. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, lounge with french doors to the dining room and a kitchen. To the first floor there are three bedrooms and a modern bathroom. The property also benefits from double glazing, central heating, ample on site parking for 4-5 vehicles, garage which is currently split into a store & utility area, front garden and an extensive rear garden with space on the side for a potential extension subject to the relevant planning being approved. The property makes a fantastic family home and offers potential for further development. Viewing is absolutely essential to fully appreciate the accommodation on offer.

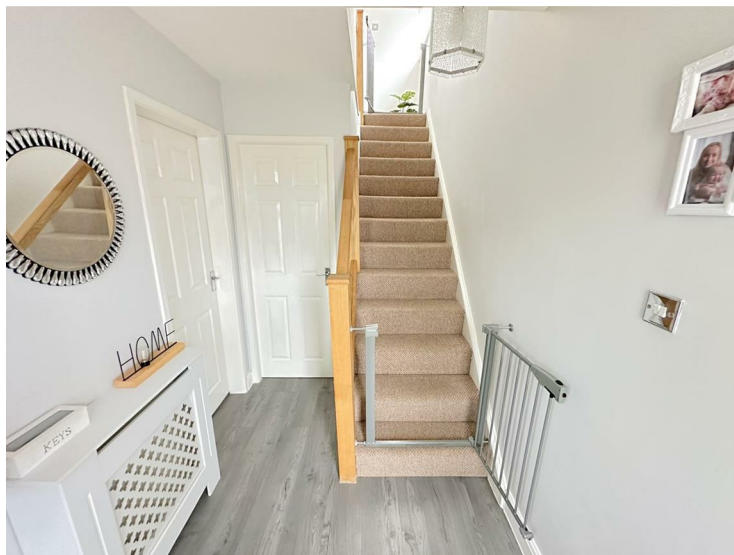
Directions

From Carlisle City Centre proceed South along London Road and turn left at the traffic lights onto Cumwhinton 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, laminate floor and an under stairs storage cupboard.



Cloakroom/WC 5'9" x 3'0" min (1.768m x 0.922m min)



Incorporating a pedestal wash hand basin, WC, double glazed obscured window to side, radiator, laminate floor and storage area.

Lounge 13'8" x 12'2" (4.189m x 3.719m)



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

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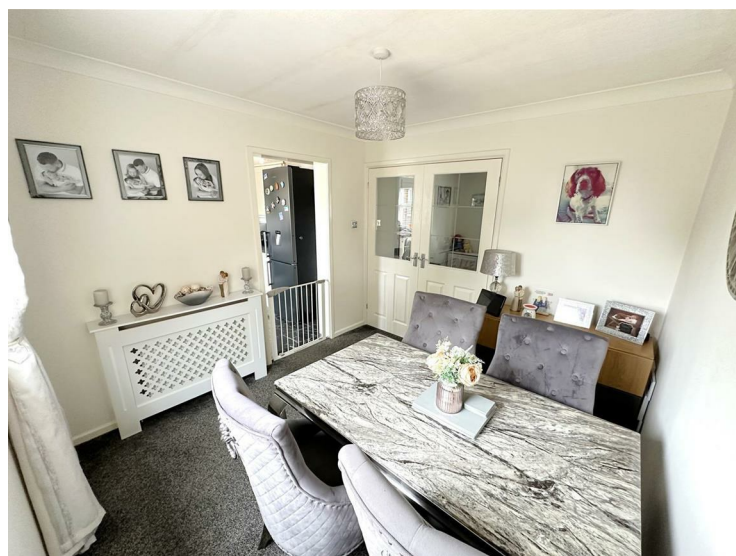
T: 01228 599011

E: sales@vicinityhomes.co.uk

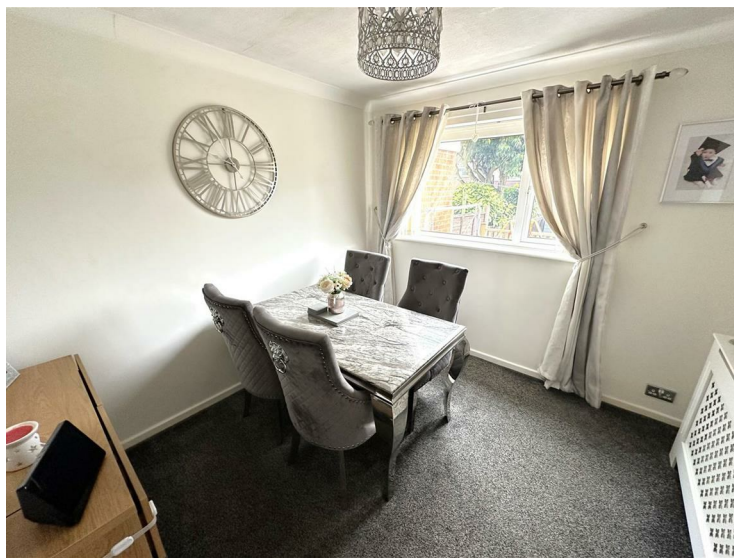
Dining Room 9'9" x 9'2" (2.988m x 2.809m)



Incorporating a double glazed window to rear, radiator and coving to the ceiling.



Kitchen 8'7" x 9'6" (2.620m x 2.920m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Sink unit with mixer tap, plumbing for a dishwasher, space for a fridge/freezer, double glazed window to rear, radiator, tiled floor and inset ceiling lights.



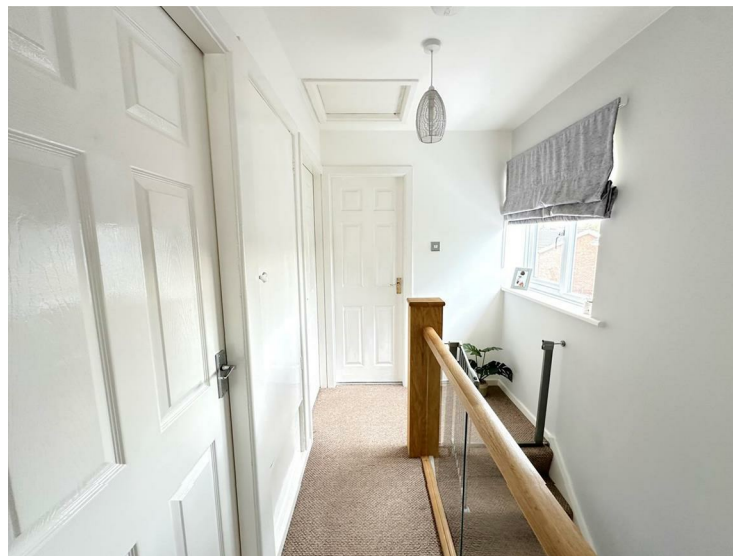
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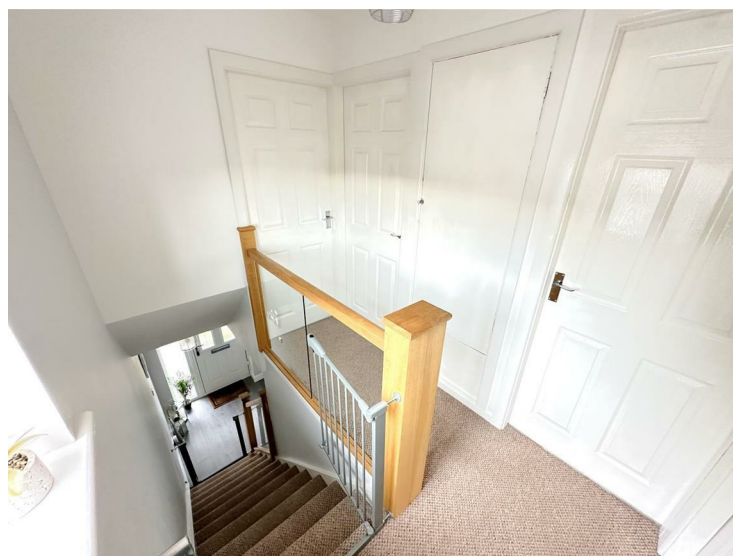
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First Floor Landing



Incorporating a double glazed window to side, loft access and built in storage cupboard housing the boiler.



Bedroom One 12'9" x 12'5" (3.897m x 3.807m)



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



Bedroom Two 11'2" x 9'9" (3.416m x 2.983m)



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



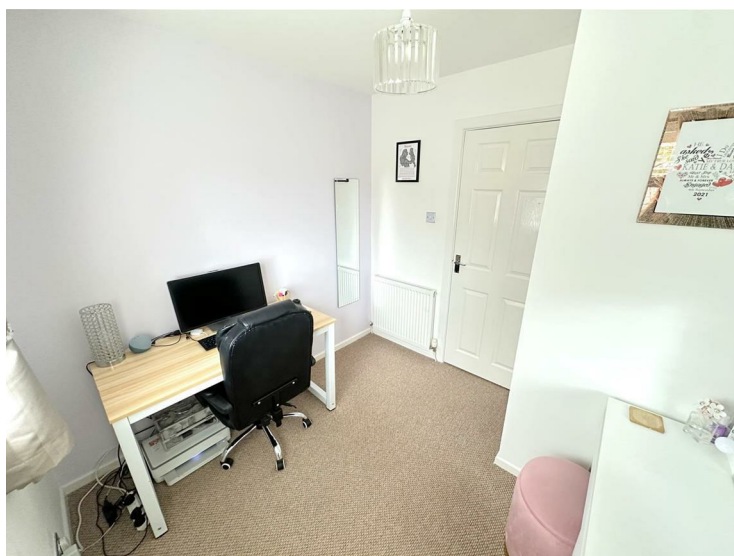
Bedroom Three 8'3" x 8'5" (2.516m x 2.590m)



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



Bathroom 6'9" x 5'4" (2.073m x 1.646m)



Incorporating a modern three piece suite comprising of a bath with waterfall shower over & shower attachment, wash hand basin set to vanity unit and WC. Double glazed obscured window to side, heated towel rail, tiled floor, tiling to all walls, panelled ceiling and inset ceiling lights.



Outside



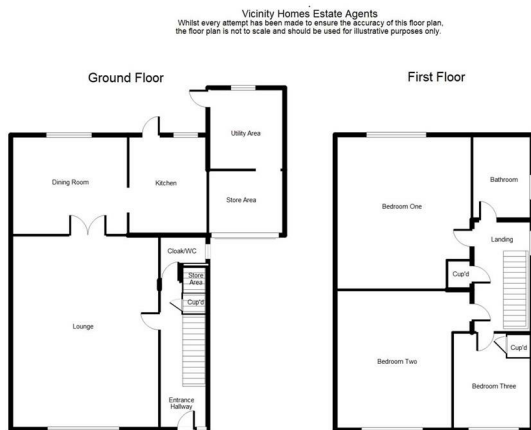
The property is approached by shillied on site parking for approximately four to five vehicles leading to the garage which is currently split into a store & utility area. there is also a lawn area and hedging to the front. To the rear of the property there is a generous sized enclosed garden with raised timber decked seating area, lawn area, outside power point, patio seating area, outside tap, side access into the garage/utility/store and gated access to the front.



Garage 17'0" x 7'10" (5.185m x 2.394m)

Incorporating an up and over door, power, lighting, plumbing for a washing machine, double glazed window to rear and door to side.

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/5100-0107-0222-3428-3843>

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

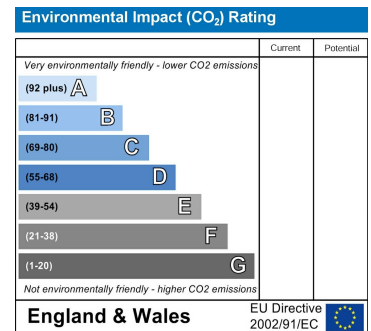
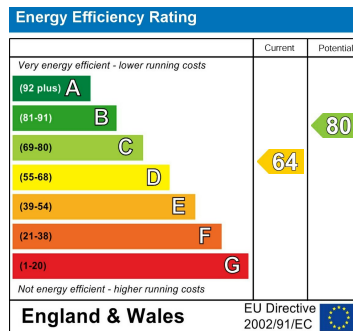
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.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



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