



12 Deer Park Road, Carlisle, CA3 9RW

**Offers in the region of
£170,000**

Vicinity Homes are delighted to offer to the market this deceptively spacious, three double bedroom end terrace house situated within a popular residential 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 City Centre, Western City Bypass and the M6 Motorway. The double fronted accommodation briefly comprises of an entrance hallway, dining kitchen and a lounge with multi fuel stove & french doors to the rear garden. To the first floor there are three double bedrooms and a bathroom. The property also benefits from double glazing, central heating, front garden and a generous sized rear garden. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family or first time buyers. The property is offered to the market with no onward chain.

Directions

Proceed North up Stanwix Bank and turn left at the traffic lights onto Etterby Street. Continue straight ahead passing Austin Friars and onto Kingmoor Road. Turn right onto Deer Park 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 side, incorporating a double glazed window to front, radiator and stairs to the first floor.



Dining Kitchen

Dining Area 10'11" x 9'11" (3.352m x 3.030m)



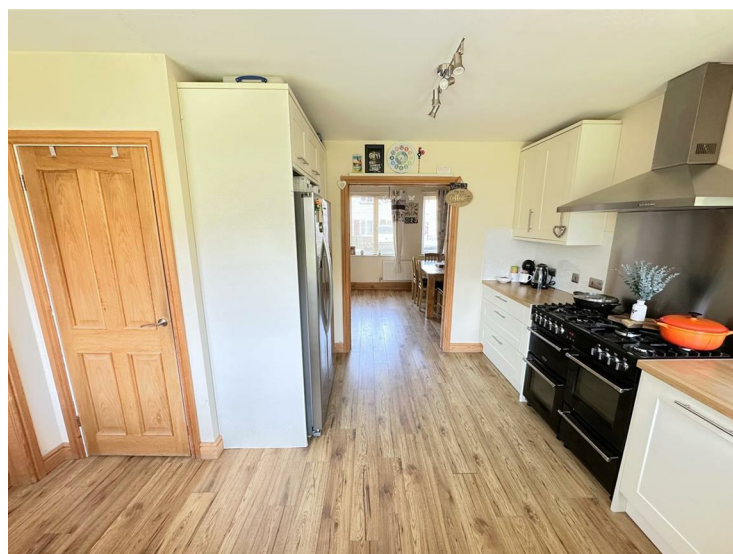
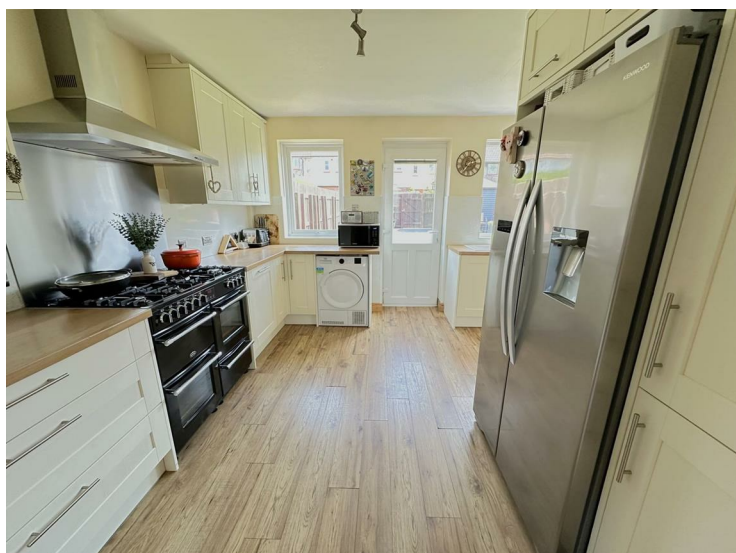
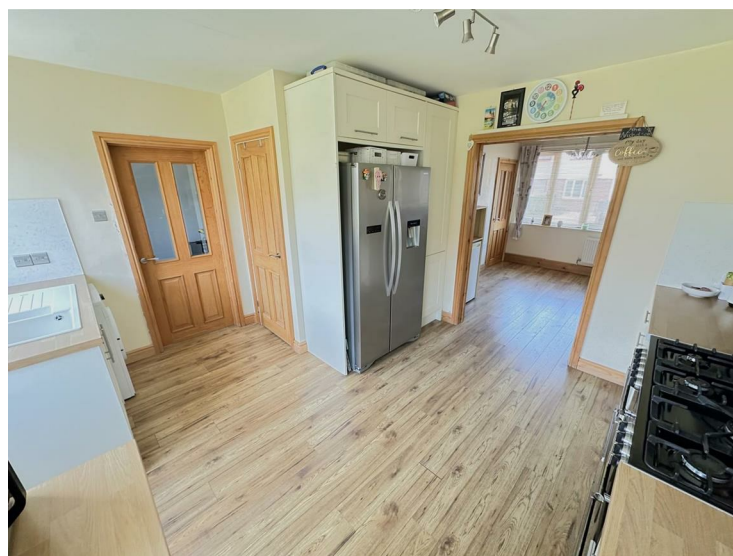
Incorporating two double glazed windows to front, radiator and laminate floor.



Kitchen Area 13'2" x 11'10" (4.032m x 3.627m)



Incorporating a range of modern fitted wall and base units with complementary work surface over and oven point with cooker hood over. Integrated dishwasher, splash backs, 1.5 sink unit with mixer tap, plumbing for a washing machine and space for a tumble drier. Space for a fridge/freezer, two double glazed windows to rear, door to rear, laminate floor and under stairs storage cupboard.



Lounge 19'0" x 11'0" (5.799m x 3.363m)



Incorporating a double glazed window to front, two radiators, double glazed french doors to rear, exposed floor boards and a feature fireplace with a multi fuel stove.



First Floor Landing



Incorporating two double glazed windows to rear, radiator, built in storage cupboard and loft access with a pull down ladder.



[Bedroom One 14'2" x 8'10" to wardrobe front \(4.324m x 2.713m to wardrobe front\)](#)



A double bedroom incorporating a double glazed window to front, radiator, fitted wardrobe/storage and built in storage cupboard housing the boiler.

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Bedroom Two 13'3" max x 11'0" max (4.058m max x 3.377m max)



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



Bedroom Three 11'10" x 6'10" (3.628m x 2.089m)



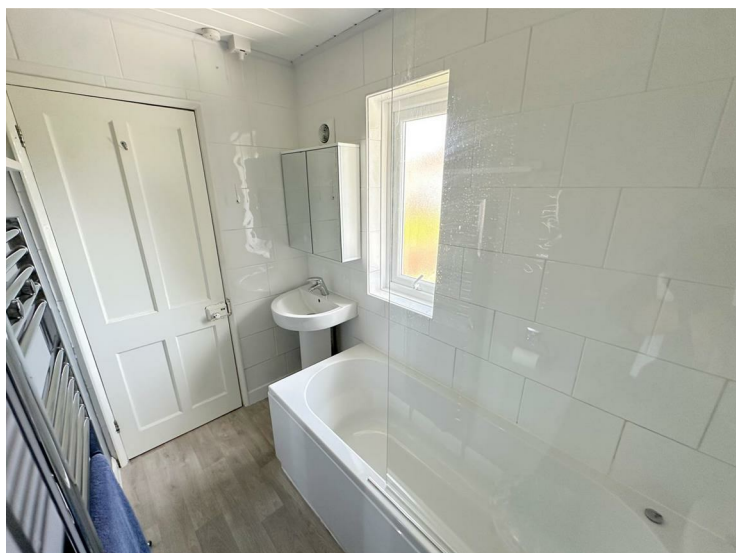
A double bedroom incorporating a double glazed window to side and a radiator.



Bathroom 7'7" x 4'6" (2.323m x 1.391m)



Incorporating a three piece suite comprising of a bath with shower attachment, pedestal wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, tiled splash areas, panelled ceiling, inset ceiling lights and extractor fan.



Outside



The property is approached by a hardstanding area. To the rear of the property there is a generous sized garden with patio seating area, lawn area, timber decked seating area and gated access to the rear.



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Floor Plan

Vicinity Homes Estate Agents
Whilst every attempt has been made to ensure the accuracy of this floor plan, the floor plan is not to scale and should be used for illustrative purposes only.



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Tenure

The property is Freehold.

EPC Band TBC

The EPC has been ordered. More information to follow.

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.

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		

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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