



132 Cumwhinton Road, Carlisle, Cumbria, CA1 3JD

Offers over £230,000

Vicinity Homes are delighted to offer to the market this immaculately presented & extended, three bedroom semi detached house situated on a very generous sized plot in 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 excellent access to the City Centre & the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge with log burning stove, utility room with access into the garage, cloakroom/WC and a modern dining kitchen with a range of integrated appliances and french doors to the rear garden. To the first floor there are three bedrooms and a modern family bathroom. The property also benefits from double glazing, central heating, shillied on site parking for two vehicles leading to the integral double garage and gardens to front & rear. Viewing of this fantastic family home is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family!

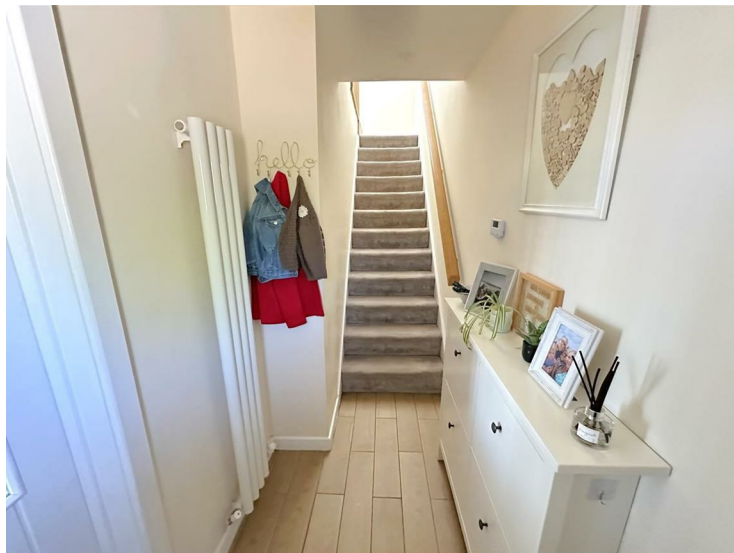
Directions

Proceed South along London Road. Turn left at the traffic lights onto Cumwhinton 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 front, incorporating a modern radiator, tiled floor and stairs to the first floor.



Lounge 15'6" x 12'7" (4.733m x 3.846m)



Incorporating a double glazed window to front, radiator, tiled floor and a feature fireplace with a log burning stove.



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Extended Dining Kitchen 18'3" max x 8'11" min x 15'11" max x 7'9" min (5.579m max x 2.734m min x 4.856m max x 2.369m min)



An L shaped extended dining kitchen, incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Breakfast bar, 1.5 sink unit with mixer tap, integrated dishwasher, integrated fridge and integrated freezer. Two double glazed windows to rear, double glazed french doors to side, radiator and tiled floor.





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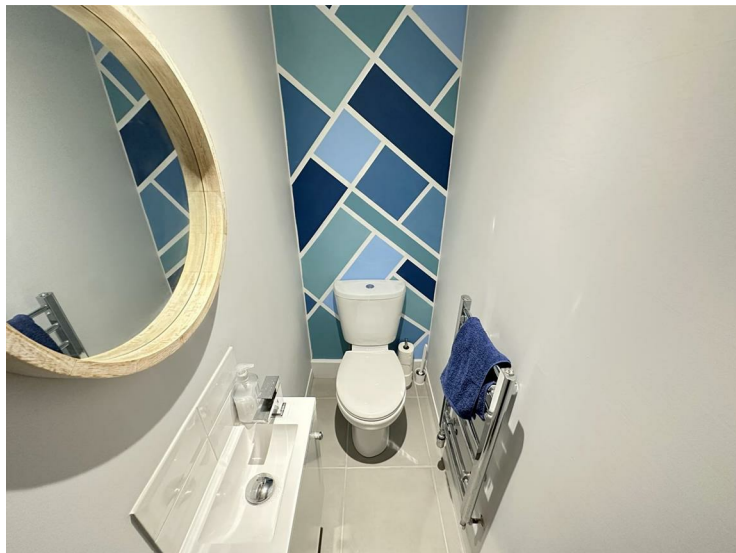
Utility Room 6'7" x 6'5" (2.011m x 1.971m)



Incorporating a modern base unit with complementary work surface over, plumbing for a washing machine and space for a tumble drier. Double glazed window to rear, radiator, tiled floor, panelled ceiling, inset ceiling lights and door to the integral garage.



[Cloakroom/WC 5'11" x 2'7" \(1.813m x 0.803m\)](#)

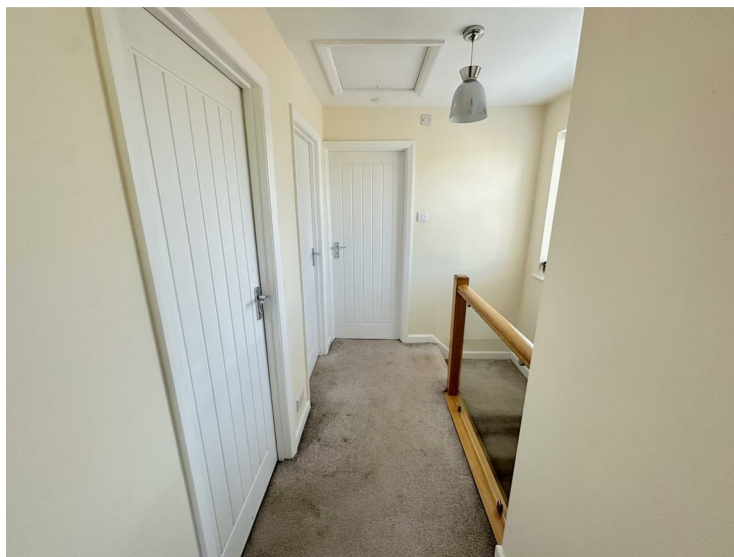
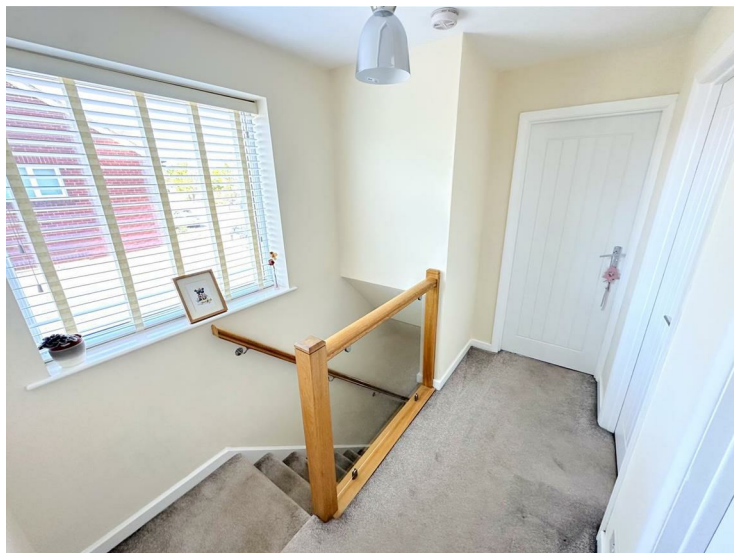


Incorporating a wash hand basin set to vanity unit, WC, tiled floor, heated towel rail, panelled ceiling and inset ceiling lights.

[First Floor Landing](#)



Incorporating a double glazed window to side and loft access with pull down ladder. The loft has lighting.



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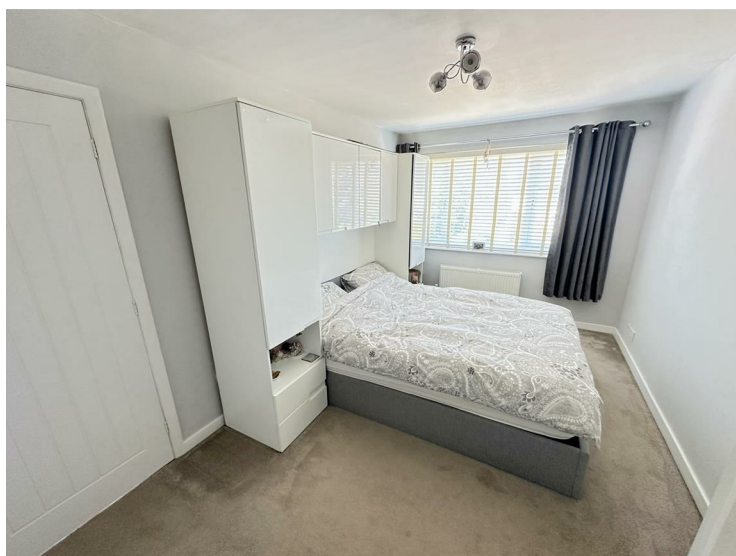
Bedroom One 14'3" x 8'11" (4.360m x 2.738m)



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



Bedroom Two 10'4" x 8'11" (3.169m x 2.728m)

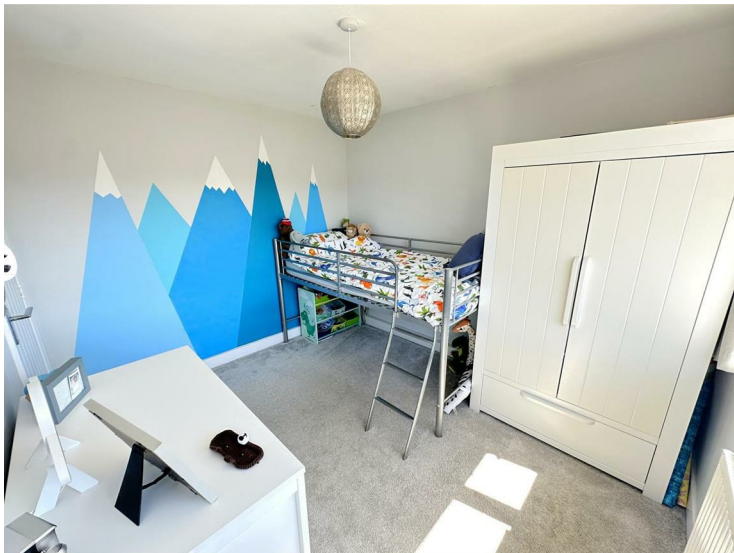


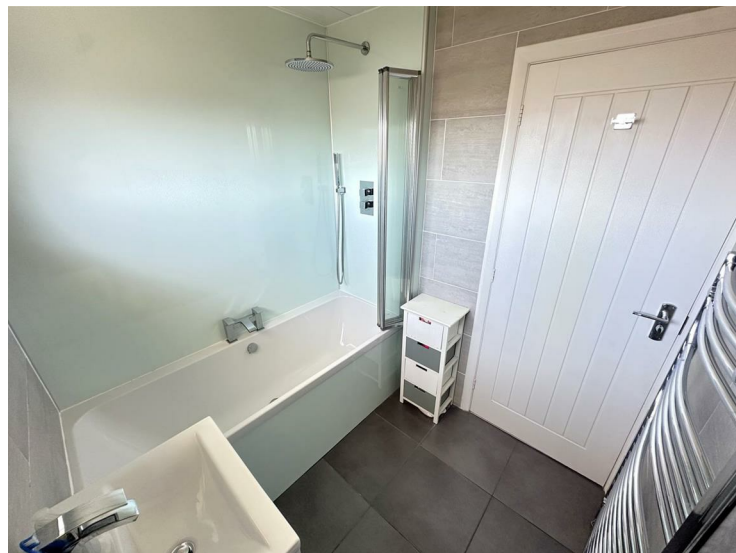
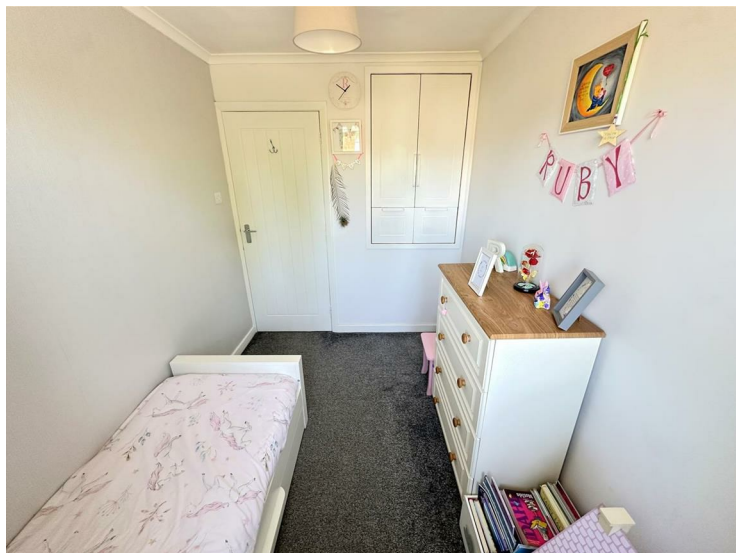
A double bedroom incorporating a double glazed window to rear and a radiator.

Bedroom Three 8'11" x 6'8" (2.719m x 2.035m)



Incorporating a double glazed window to front, radiator and fitted wardrobe/storage.





Bathroom 6'4" x 5'9" (1.955m x 1.756m)

Outside



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 rear, heated towel rail, tiled floor, tiled splash areas, panelled ceiling and extractor fan.

The property is approached by shillied on site parking for approximately two vehicles leading to the integral double garage. There is also a lawn area and outside store which has power and lighting. To the rear of the property there is a generous sized enclosed garden with patio seating area, lawn area and flower and shrub beds.

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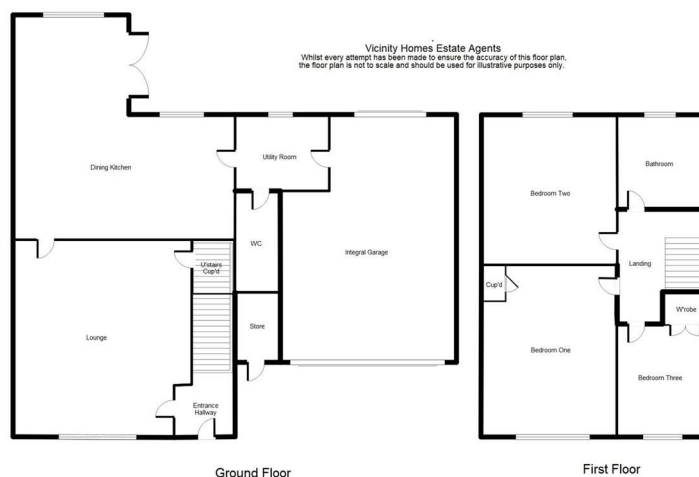
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Integral Double Garage 19'5" max x 17'3" max (5.927m max x 5.281m max)

Incorporating a double up and over door to front, an up and over door to the rear garden, water point, power and lighting.

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/9278-6098-7217-5703-5904>

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.

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

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