



**9 Kirkstone Crescent, Carlisle, CA2 5QW**

**Offers in the region of  
£219,950**

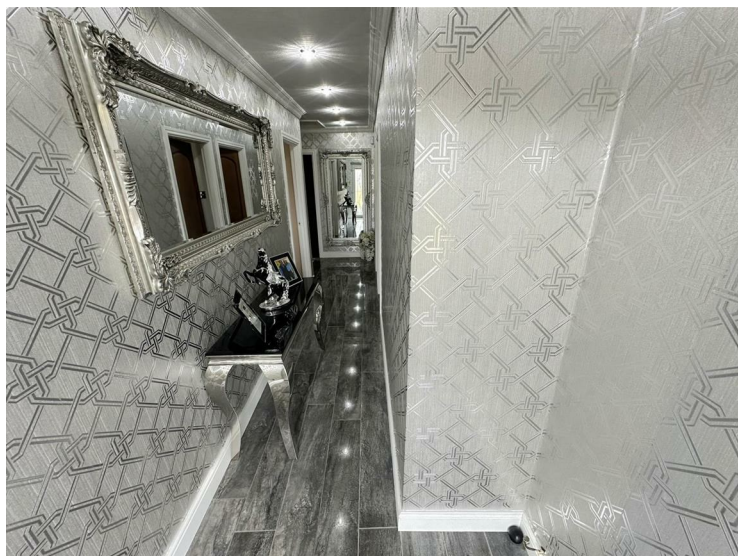
Vicinity Homes are delighted to offer to the market this two double bedroom semi detached bungalow situated on a spacious plot within a sought after residential area to the West of Carlisle City Centre. The property is close to a range of local amenities, popular Schools, regular bus route and has excellent access to the City Centre & the Western City Bypass. The accommodation briefly comprises of an entrance hallway, lounge, kitchen, two double bedrooms and a shower room. The property also benefits from double glazing, central heating, ample on site parking for 3-4 vehicles, passage way, garage and good sized gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. The property is offered to the market with no onward chain.



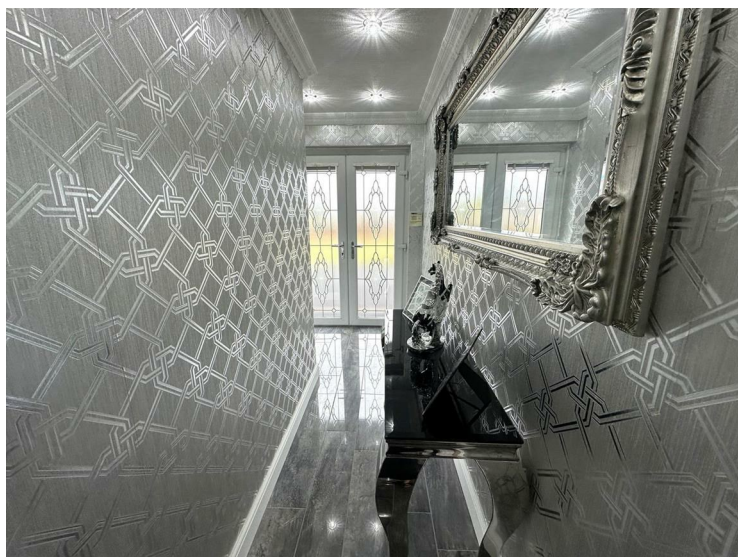
### Directions

Proceed along Dalston Road, turn right onto Dunmail Drive and right again onto Skiddaw Road. Turn right onto Kirkstone Crescent. The property is situated on the right hand side and can be identified by our "For Sale" sign.

### Entrance Hallway



Approached by double glazed french doors to front, incorporating tiled floor, inset ceiling lights, loft access and coving to the ceiling.



### Lounge 16'4" x 11'1" (4.988m x 3.380m)



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



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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

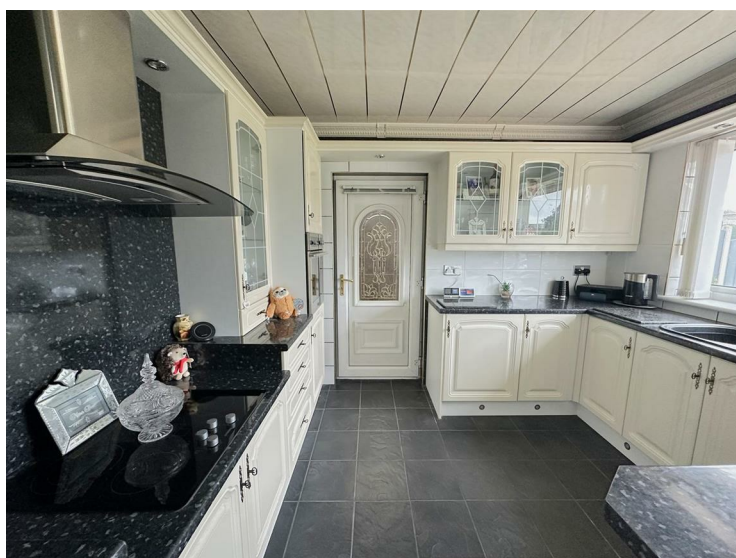
T: 01228 599011

E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)





**Kitchen 10'6" x 7'11" (3.216m x 2.436m)**



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 areas, 1.5 sink unit with mixer tap, plumbing for a washing machine, double glazed window to rear, tiled floor, panelled ceiling, coving to the ceiling and door to side.







#### **Passage Way**

Incorporating a door to front, door to rear, built in storage and access into the garage.

#### **Bedroom One 13'4" x 9'5" (4.068m x 2.894m)**

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

#### **Bedroom Two 11'10" x 9'5" (3.624m x 2.880m)**



A double bedroom incorporating a double glazed window to rear, radiator, coving to the ceiling and inset ceiling lights.



#### **Shower Room 6'3" x 5'5" (1.911m x 1.672m)**



Incorporating a three piece suite comprising of a shower area, wash hand basin and WC. Double glazed obscured window to rear, radiator, tiled floor, tiling to all walls, panelled ceiling and inset ceiling lights.

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## Outside



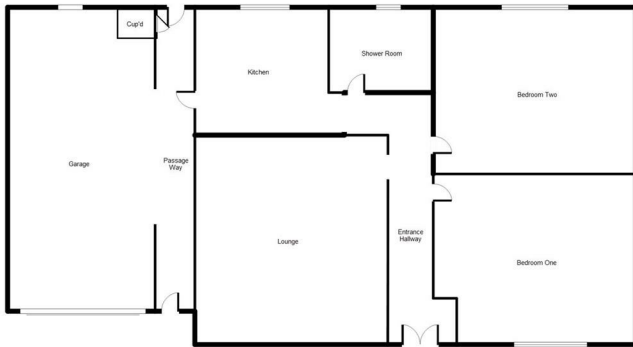
The property is approached by ample on site parking for approximately three to four vehicles leading to the single garage, there is also a lawn area, shillied area and flower & shrub beds. To the rear of the property there is a good sized garden with patio seating area and lawn area.



### Garage 22'3" x 8'9" (6.806m x 2.673m)

Incorporating an electric up and over door, power, lighting, window to rear and access into the passage way.

### 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.

### 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.

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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

### EPC Band TBC

The EPC has been ordered. More information to follow.

### 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.

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