



30 Brunton Crescent, Carlisle, CA1 2AX

Offers over £200,000

Vicinity Homes are delighted to offer to the market this extended, three bedroom, two reception room, semi detached house situated within a sought after residential area to the East of the City Centre. The property is close to a range of local amenities, popular Primary & Secondary Schools, regular bus routes and has excellent access to the City Centre & the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge with bay window, dining room with french doors and a modern kitchen. To the first floor there are three bedrooms, four piece family bathroom and a spacious landing. The property also benefits from double glazing, central heating, on site parking, good sized integral garage with electric door and gardens to front and rear. Viewing is absolutely essential to appreciate the accommodation on offer. An ideal purchase for a first time buyer or a family!

Directions

From Carlisle City Centre proceed East along Warwick Road. Turn right onto Brunton Crescent. 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 double glazed window to front, radiator, vinyl flooring, under stairs storage cupboard and stairs to the first floor.



Lounge 17'6" x 10'6" (5.342m x 3.203m)



Incorporating a double glazed bay window to front, radiator, gas stove and coving to the ceiling.



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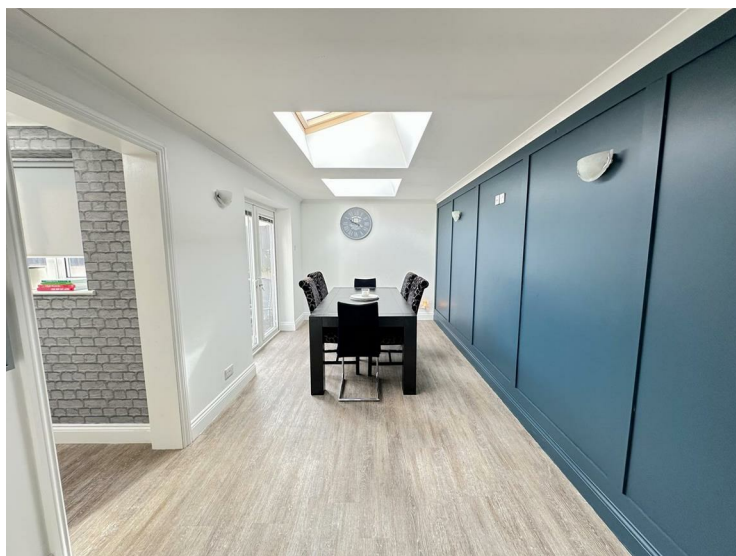
Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

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Dining Room 17'5" x 8'4" (5.324m x 2.550m)



Incorporating double glazed french doors to side, two double glazed skylights to side, radiator and vinyl flooring.



Kitchen 13'3" x 9'9" (4.060m x 2.977m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Integrated dishwasher, 1.5 sink unit with mixer tap, space for a fridge/freezer, double glazed window to rear and double glazed skylight to rear. Door to rear, vinyl flooring, inset ceiling lights, coving to the ceiling and a radiator.

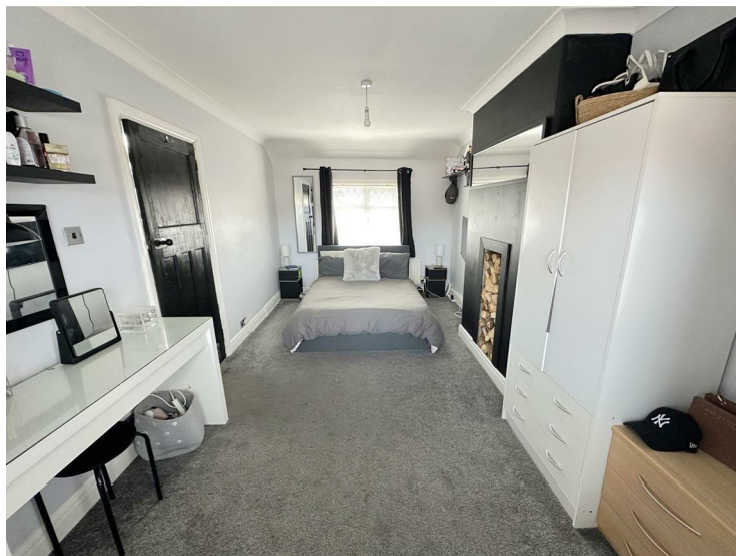
First Floor Landing



Incorporating a double glazed skylight to rear, radiator, loft access and inset ceiling light.



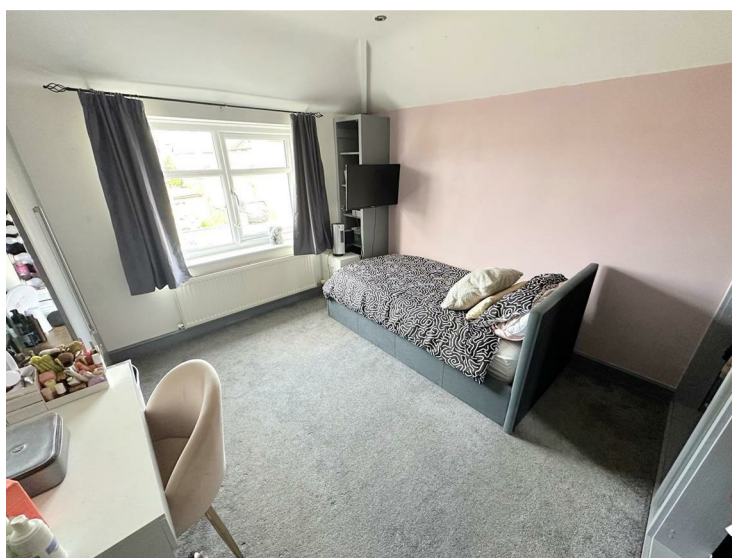
Bedroom One 16'9" max x 9'6" (5.123m max x 2.896m)



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



Bedroom Two 12'6" max x 10'2" (3.822m max x 3.106m)



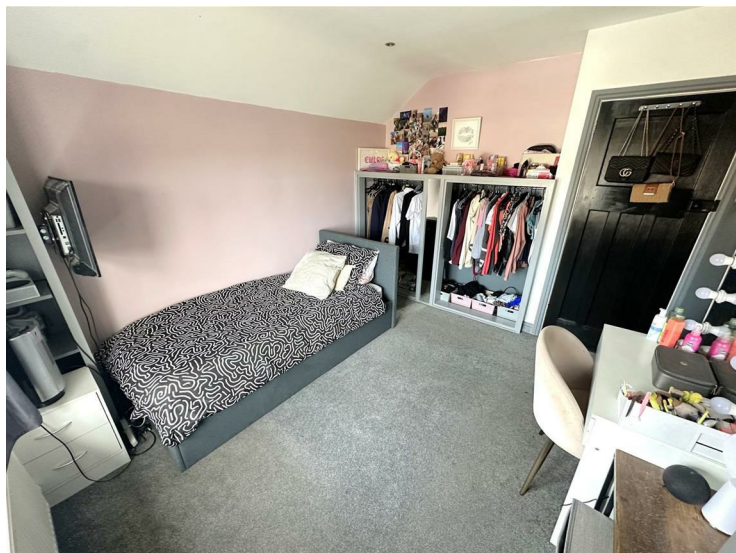
A double bedroom incorporating a double glazed window to front, radiator, inset ceiling lights and fitted wardrobe/storage.

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Bedroom Three 9'10" max x 6'11" (3.014m max x 2.125m)



Bathroom 11'6" x 7'3" (3.517m x 2.229m)



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



Incorporating a modern four piece suite comprising of a bath with mixer tap & shower attachment, double shower cubicle with waterfall shower & shower attachment, pedestal wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, radiator, splash boards, vinyl flooring, inset ceiling lights and extractor fan.



Outside



The property is approached by block paved on site parking for one vehicle leading to the integral garage. There is also an artificial grassed area and flower & shrub beds. To the rear of the property there is an enclosed garden with block paved seating areas, outside power point, outside tap and gated access to the side.

Integral Garage 19'11" x 11'7" max (6.078m x 3.543m max)

Incorporating an electric roller door, double glazed french doors to rear, power, lighting and plumbing for a washing machine.

Floor Plan



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

Tenure

The property is Freehold.

EPC Band C

<https://find-energy-certificate.service.gov.uk/energy-certificate/9358-7019-7207-5068-8914>

Council Tax

The property is in Council Tax Band B.

Estate Agents Note

Please note, the property flooded in 2005 & 2015.

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.

