



78 Moorside Drive, Carlisle, CA1 3UE

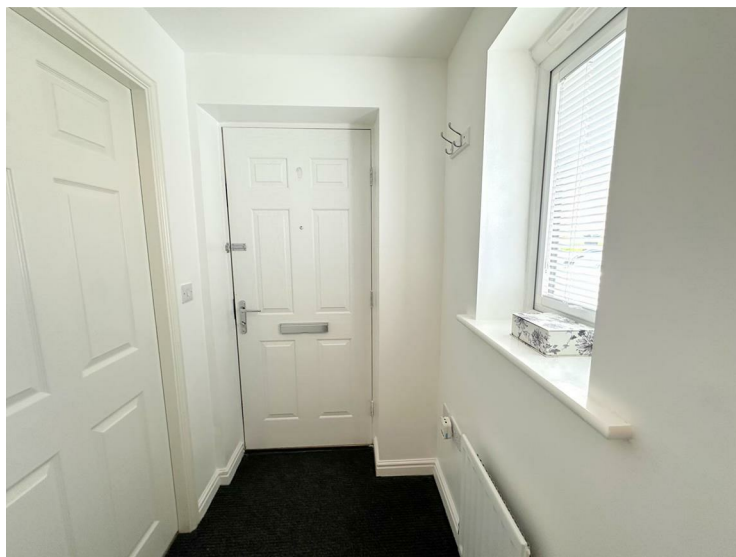
**Offers in the region of
£199,950**

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom detached family home situated within 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 Schools and has good access to the City Centre & the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge, cloakroom/WC and a modern dining kitchen with french doors to the rear garden. To the first floor there are three good sized bedrooms, master en suite shower room and a family bathroom. The property also benefits from double glazing, central heating, on site parking, garage, front garden and a landscaped 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!

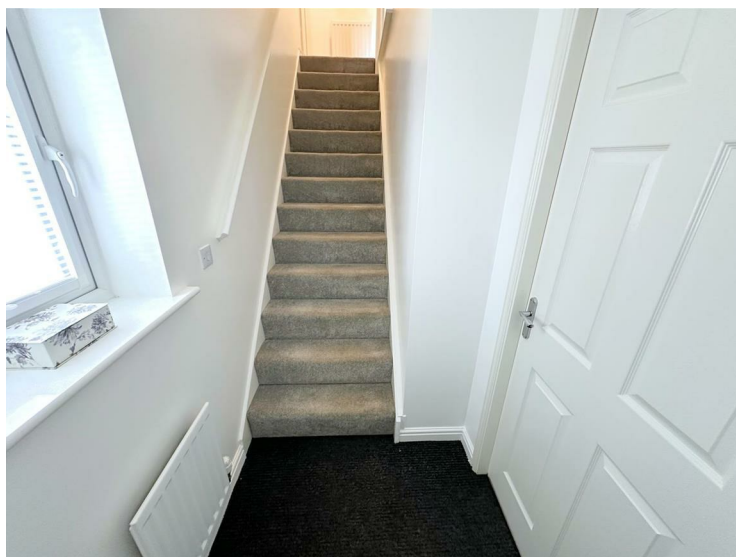
Directions

Proceed South along London Road. Turn left at the traffic lights onto Cumwhinton Road. Continue on this road. At the round about take the first left onto Garlands Road. Take the second left onto Hunters Crescent and turn right onto Moorside Drive. Continue straight ahead. The property is situated on the right hand side and can be identified by our "For Sale" sign.

Entrance Hallway



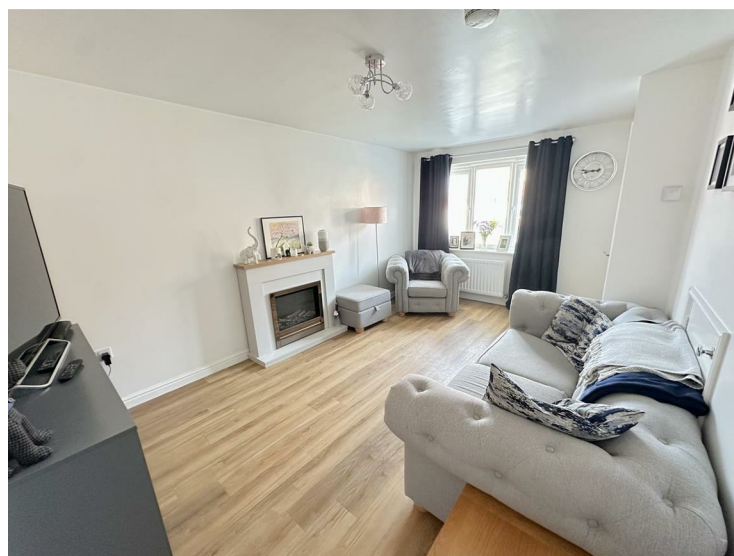
Approached by a door to front, incorporating a double glazed window to side, radiator and stairs to the first floor.



Lounge 15'6" x 10'3" (4.732m x 3.139m)



Incorporating a double glazed window to front, radiator, LVT flooring and under stairs storage cupboard.



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Cloakroom/WC 5'6" x 2'11" (1.685m x 0.900m)



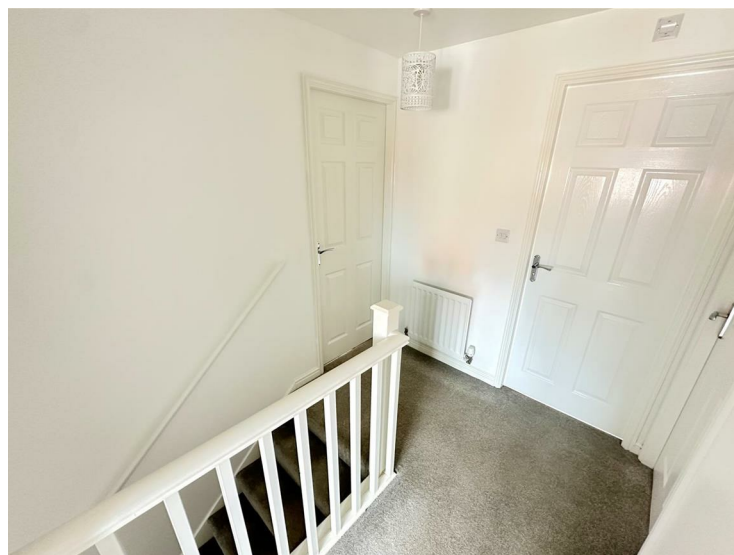
Incorporating a wash hand basin, WC, tiled splash areas, radiator and an extractor fan.

Dining Kitchen 13'6" x 7'5" (4.122m x 2.279m)

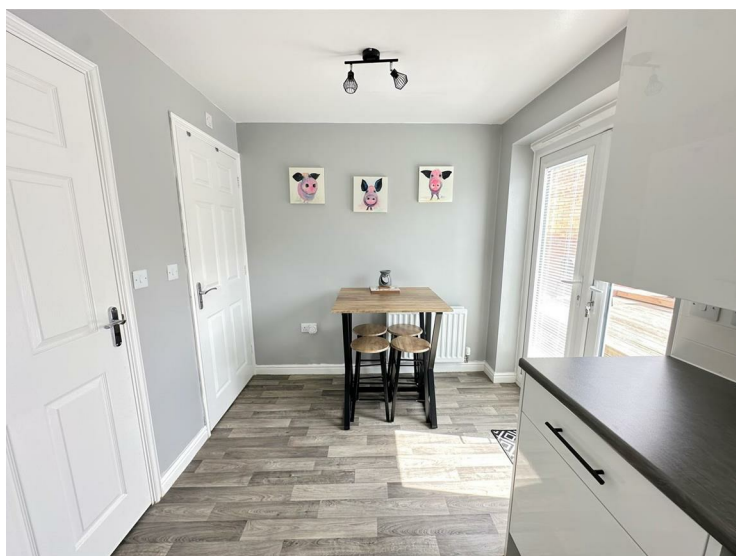
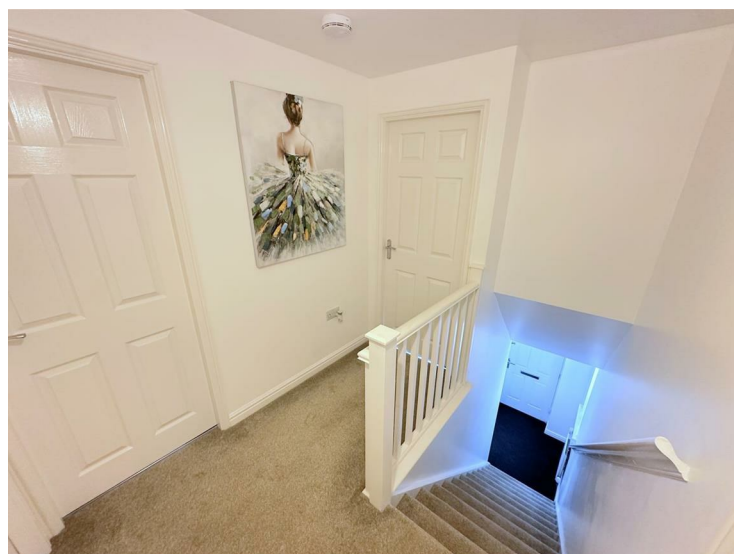
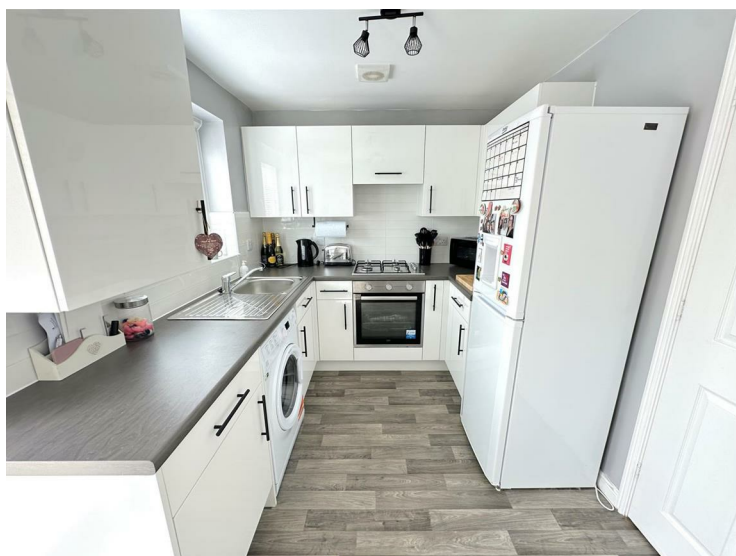


Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Sink unit with mixer tap, plumbing for a washing machine, tiled splash areas and space for a fridge/freezer. Double glazed window to rear, double glazed french doors to rear, radiator and extractor fan.

First Floor Landing



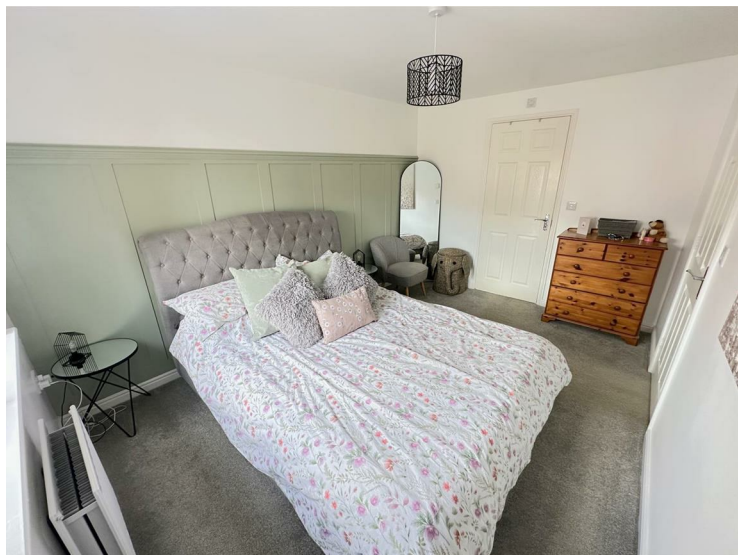
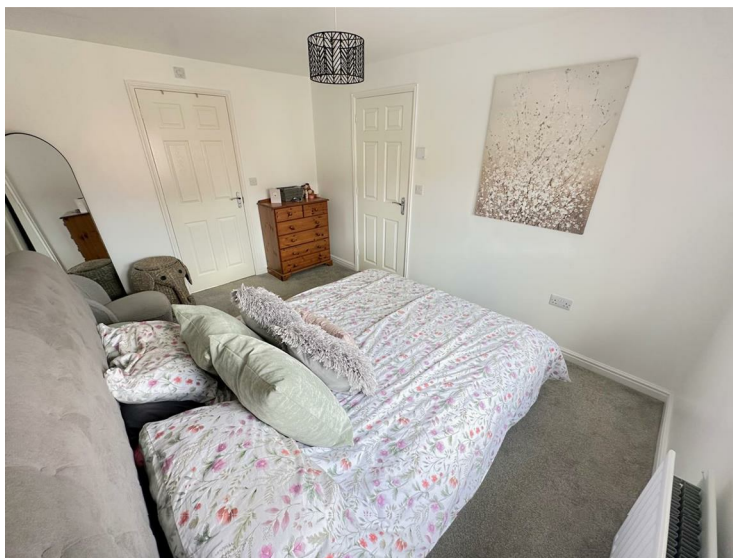
Incorporating a radiator and loft access.



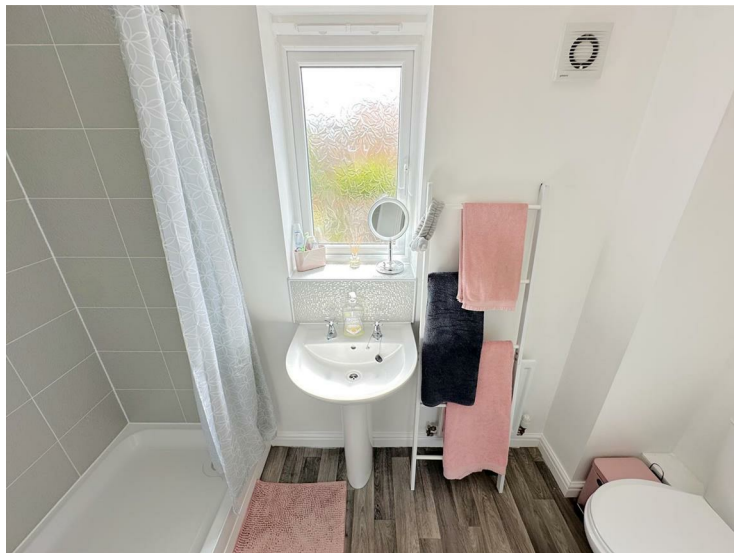
Bedroom One 13'0" x 9'2" (3.963m x 2.818m)



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



En Suite Shower Room 9'2" x 3'6" (2.802m x 1.082m)



Incorporating a modern three piece suite comprising of a shower cubicle, pedestal wash hand basin and WC. Double glazed obscured window to rear, radiator, tiled splash areas and extractor fan.

Bedroom Two 13'6" max x 11'6" max (4.135m max x 3.517m max)



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



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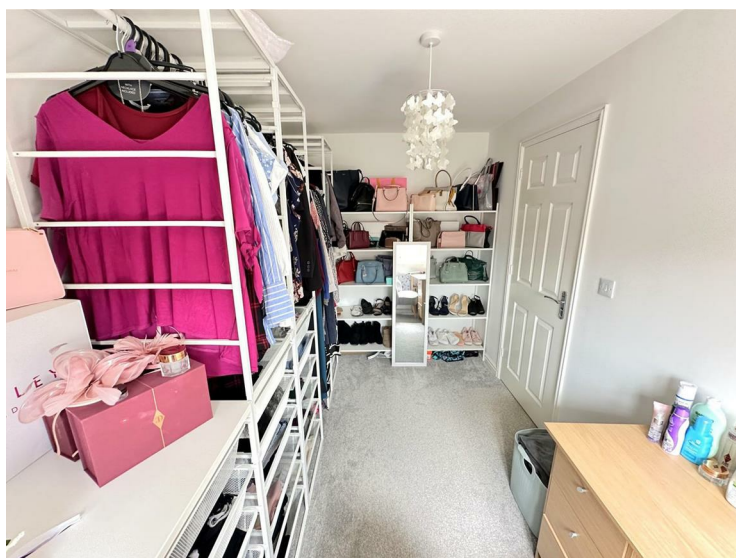
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Bedroom Three 11'7" x 6'10" (3.540m x 2.085m)



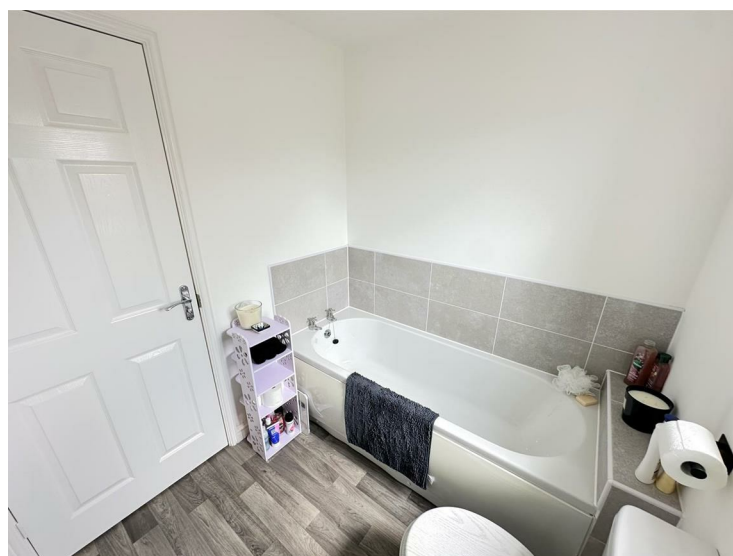
A small double bedroom incorporating a double glazed window to rear and a radiator.



Bathroom 6'5" x 6'1" (1.965m x 1.865m)



Incorporating a modern three piece suite comprising of a bath, pedestal wash hand basin and WC. Double glazed obscured window to rear, radiator, tiled splash areas and extractor fan.



Outside



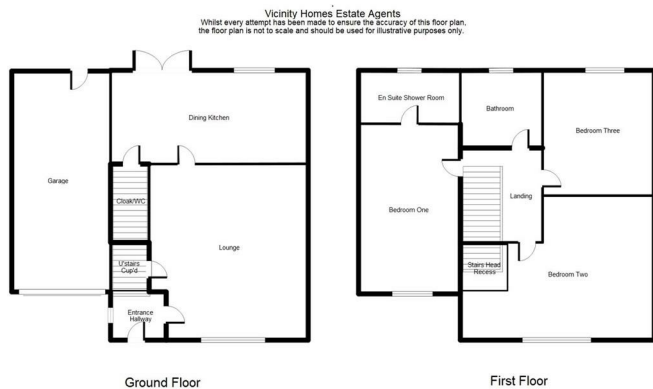
The property is approached by on site parking for 1-2 vehicles leading to the single garage. There is also a lawn area. To the rear of the property there is a good sized landscaped garden with timber decked seating area, shillied area, barked area and flower & shrub beds.



Single Garage 17'8" x 8'5" (5.401m x 2.577m)

Incorporating an up and over door and door into the rear garden.

Floor Plan



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

EPC Band B

<https://find-energy-certificate.service.gov.uk/energy-certificate/2250-0332-3109-6129-5206>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band C.

Estate Agents Note

Please note, whilst there is no upkeep fee at present, we have been informed the development will have an upkeep fee once the development is finished.

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		95
(81-91) B	83	
(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		
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