



**8 Cranbourne Road, Carlisle, CA2 7JN**

**Offers over £130,000**

Vicinity Homes are delighted to offer to the market this deceptively spacious, two double bedroom, two reception room, mid terrace house situated within a popular residential area to the West 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 Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance vestibule, hallway, lounge with open fire, dining room with french doors, kitchen and a utility room with WC. To the first floor there are two double bedrooms, modern four piece bathroom and a stair case leading to the attic room which is currently being used as a double bedroom. The property also benefits from double glazing, central heating and rear enclosed yard. Viewing is absolutely essential to fully appreciate the size of the accommodation on offer. An ideal purchase for first time buyers or a buy to let investor.



### Directions

Proceed West along Newtown Road. Turn left onto Cranbourne Road. The property is situated on the right hand side and be identified by our "For Sale" sign.

### Entrance Vestibule

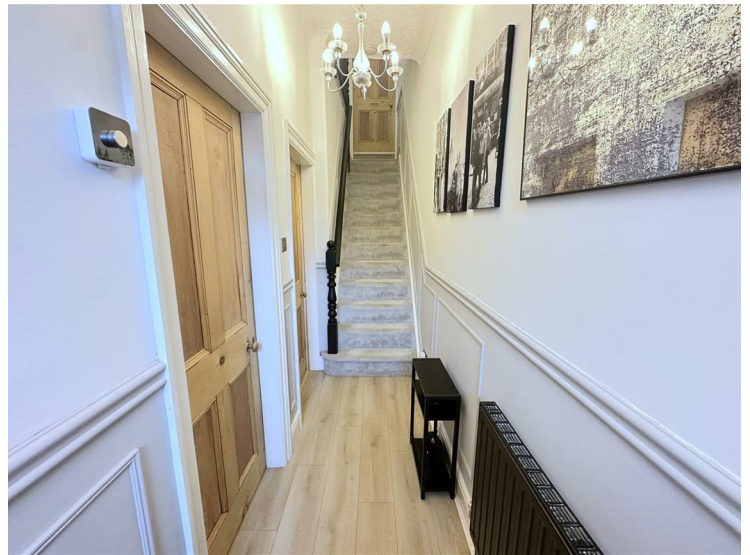


Approached by a door to front, incorporating tiled floor and coving to the ceiling.

### Hallway



Incorporating radiator, laminate floor, coving to the ceiling and stairs to the first floor.



### Lounge 10'11" max x 12'7" (3.329m max x 3.858m)

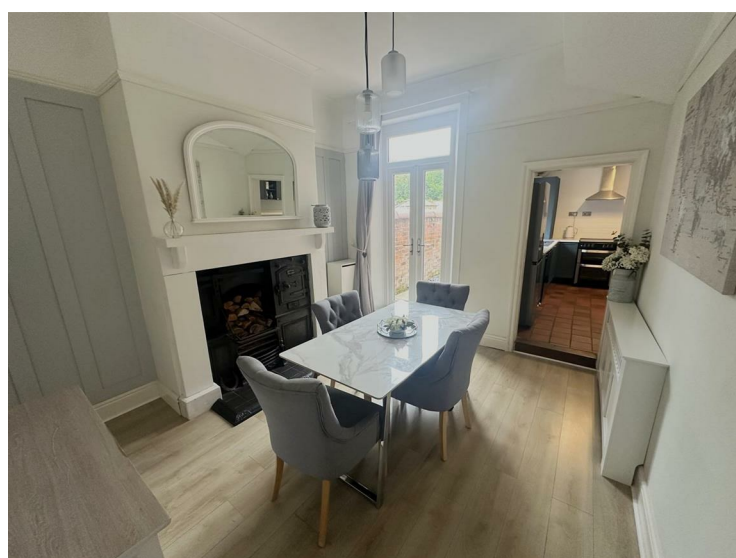


Incorporating a double glazed window to front, radiator, coving to the ceiling, ceiling rose and a feature fireplace with an open fire, surround, inset & hearth.





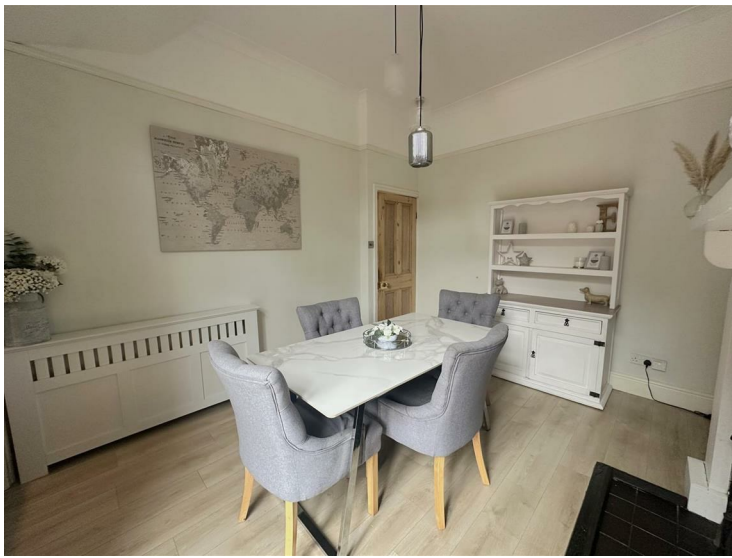
**Dining Room 12'11" x 11'4" (3.953m x 3.471m)**



Incorporating double glazed french doors to rear, radiator, laminate floor, coving to the ceiling and a feature fireplace.







**Kitchen 12'10" x 8'2" (3.929m x 2.510m)**



Incorporating a range of fitted wall and base units with complementary work surface over, oven point and cooker hood over. Tiled splash areas, 1.5 sink unit with mixer tap, plumbing for a dishwasher, space for a fridge/freezer, double glazed window to side, tiled floor and coving to the ceiling.



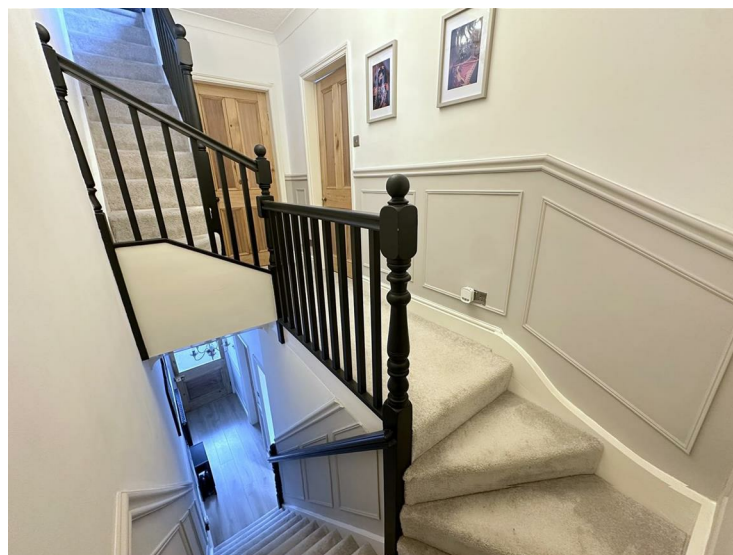


**Utility Room/WC 7'9" x 5'10" (2.375m x 1.784m)**



Incorporating plumbing for a washing machine, space for a tumble drier, wash hand basin and WC. Double glazed obscured window to rear, tiled floor, coving to the ceiling, radiator and tiled splash areas.

## **Landing**



Incorporating coving to the ceiling, under stairs storage area and stairs to the attic room.





**Bedroom One 14'8" x 12'7" (4.492m x 3.849m)**



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



**Bedroom Two 12'9" x 8'4" (3.910m x 2.561m)**



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



**Bathroom 12'10" x 7'10" (3.925m x 2.406m)**



Incorporating a modern four piece suite comprising of a bath with mixer tap & shower attachment, double shower cubicle with waterfall shower over & shower attachment, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, radiator, extractor fan and coving to the ceiling



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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

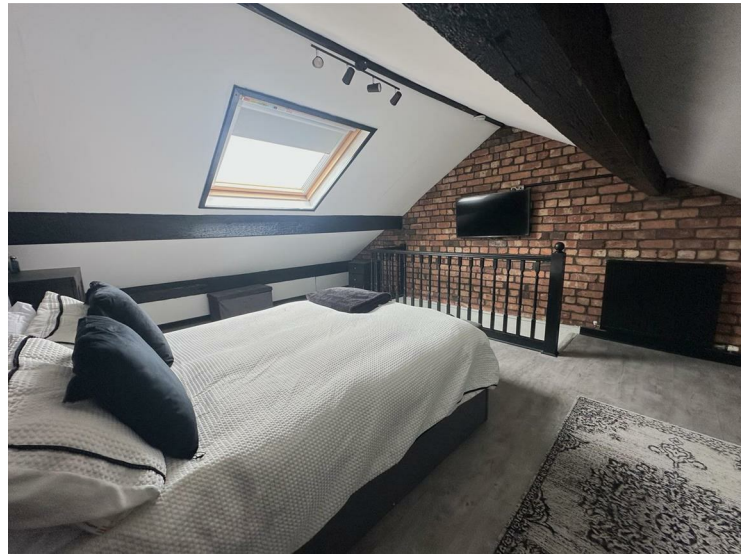
T: 01228 599011

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





**Attic Room 18'6" max x 13'7" (5.661m max x 4.164m)**



Incorporating a double glazed skylight to rear, radiator, laminate floor and storage into the eaves.





## Outside



To the rear of the property there is an enclosed yard with patio seating areas, shillied areas, outside tap, outside tap and gated access to the rear.



## 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/9170-2822-6190-2029-3145>

## Council Tax

The property is in Council Tax Band A.

## Tenure

The property is Freehold.

## 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.

**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.

