



3 Lowry Gardens, Carlisle, CA3 0GX

**Offers in the region of
£189,950**

Vicinity Homes are delighted to offer to the market this immaculately presented, two double bedroom (originally three bedroom) detached family home situated on the popular Lowry Gardens Development which is located to the North of Carlisle City Centre. The accommodation briefly comprises of an entrance hallway, lounge, dining room with french doors, dining kitchen with a range of integrated appliances, utility room and cloakroom/WC. To the first floor there are two double bedrooms, modern en suite shower room and a family bathroom. The property also benefits from double glazing, central heating, on site parking, garage and gardens to front & rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a family. The property is offered to the market with no onward chain.

Directions

Proceeding North along Kingstown Road, turn left at the traffic light onto Lowry Hill Road. Turn right onto Lowry Gardens and immediate left. 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 radiator and stairs to the first floor.

Lounge 14'4" x 12'4" max (4.379m x 3.773m max)



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



Dining Room 11'4" x 8'0" (3.477m x 2.442m)



Incorporating double glazed french doors to rear, radiator and coving to the ceiling.

Dining Kitchen 10'9" x 11'4" (3.293m x 3.460m)



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, integrated dishwasher, integrated fridge and integrated freezer. Double glazed window to rear, radiator and loft access.

Utility Room 7'4" x 5'2" (2.257m x 1.575m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated washing machine, double glazed window to side, door to rear, radiator and extractor fan.

Cloakroom/WC 5'1" x 3'7" (1.569m x 1.116m)



Incorporating a pedestal wash hand basin, WC, double glazed obscured window to side, radiator and tiled splash areas.

First Floor Landing



Incorporating loft access.



Bedroom One (Originally two bedrooms) 15'5" max x 12'0" max (4.720m max x 3.662m max)



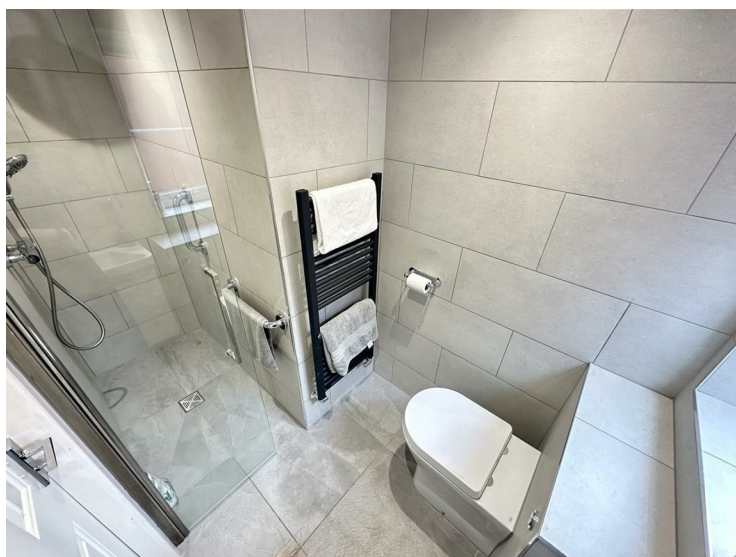
A double bedroom incorporating two double glazed windows to rear, radiator and coving to the ceiling.





En Suite Shower Room 8'9" max x 4'4" (2.684m max x 1.332m)

Bedroom Two 9'2" x 8'11" (2.813m x 2.728m)



Incorporating a modern three piece suite comprising of a double shower cubicle with waterfall shower & shower attachment, wash hand basin set to vanity unit and WC. Double glazed obscured window to side, heated towel rail, tiling to all walls, tiled floor, panelled ceiling, inset ceiling lights and extractor fan.

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

Bathroom 7'6" max x 6'2" (2.293m max x 1.893m)



Incorporating a three piece suite comprising of a bath with mixer tap & shower attachment, wash hand basin set to vanity unit and WC. Double glazed obscured window to front, radiator, tiled splash areas and extractor fan.



Outside



The property is approached by on site parking leading to the garage. There is also a shillied area and gated access to the garden. To the rear of the property there is a mature, enclosed garden with lawn area, patio seating area, outside tap and gated access to the front.



Garage 17'4" x 8'8" (5.302m x 2.652m)

Incorporating an up and over door, door to side, power, lighting and loft access.

Floor Plan



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

EPC Band C

<https://find-energy-certificate.service.gov.uk/energy-certificate/8106-6028-4500-2740-8992>

Council Tax

The property is in Council Tax Band D.

Tenure

The property is Leasehold. The annual ground rent payable was £382.87. There were 155 years on the lease when the property was built in 2006. There are currently 136 years left on the lease.

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.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk

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.

