



8 Woodside North, Carlisle, CA2 4NN

**Offers in the region of
£169,950**

Vicinity Homes are delighted to offer to the market this recently modernised three bedroom semi detached house situated on a good sized plot in 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 & Secondary Schools and has good access to the City Centre and the M6 Motorway. The stunning accommodation has been modernised by the current vendors and briefly comprises of an entrance hallway, lounge, utility room, WC and a spacious modern dining kitchen with patio doors to the sun room. To the first floor there are three bedrooms and a modern three piece bathroom. The property also benefits from double glazing, central heating, gardens to front & rear, on site parking and garage accessed via the shared driveway to the side of the property. 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

Proceed South along Botchergate and turn right onto St Nicholas Street and continue onto Blackwell Road. At the round about take the second exit onto Boundary Road. Continue on this road which turns into Upperby Road and Brisco Road. Turn right onto Sunnymede. Turn right onto Woodside North and follow the road. 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 side, radiator, under stairs storage cupboard, inset ceiling lights, coving to the ceiling and stairs to the first floor.



Lounge 14'3" max x 10'6" (4.362m max x 3.213m)



Incorporating a double glazed window to front and a radiator.



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Dining Kitchen 20'8" x 10'7" (6.307m x 3.245m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, breakfast bar, integrated oven and integrated hob with cooker hood over. Integrated dishwasher, 1.5 sink unit with mixer tap, double glazed window to side, double glazed window to rear, double glazed patio doors to rear, radiator and inset ceiling lights.

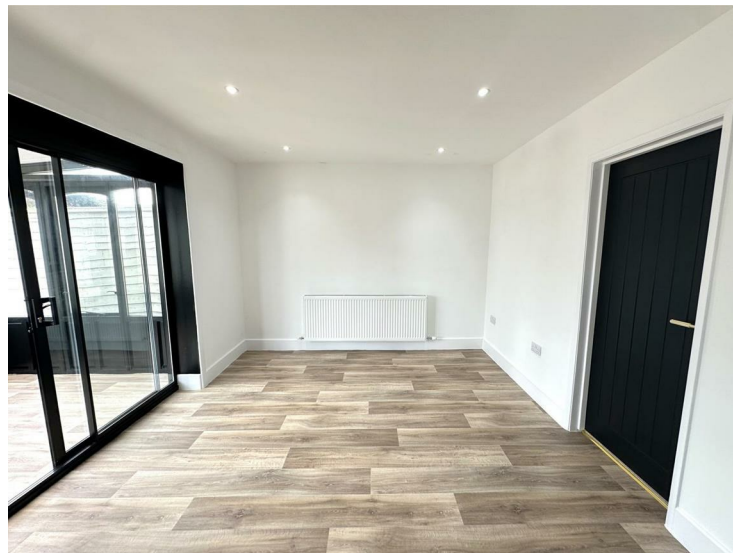


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Utility Room 7'11" x 7'9" (2.427m x 2.375m)



Incorporating modern fitted base units with complementary work surface over, sink unit with mixer tap, plumbing for a washing machine and space for a fridge/freezer. Double glazed window to front, radiator, inset ceiling lights and door to rear.





Sun Room 9'5" x 6'11" (2.881m x 2.127m)



Incorporating french doors to the rear garden.

Cloakroom/WC 4'8" x 2'5" (1.427m x 0.759m)



Incorporating a WC with wash hand basin, double glazed obscured window to rear, tiled floor, tiling to all walls, panelled ceiling and inset ceiling light.

First Floor Landing



Incorporating a double glazed window to side, inset ceiling lights, coving to the ceiling and loft access with a pull down ladder.



Bedroom One 13'5" max x 10'7" (4.097m max x 3.246m)



A double bedroom incorporating a double glazed window to rear, radiator, built in storage and coving to the ceiling.



Bedroom Two 11'1" max x 10'6" (3.391m max x 3.222m)



A double bedroom incorporating a double glazed window to front, radiator, built in storage cupboard and coving to the ceiling.



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Bedroom Three 9'2" max x 7'6" (2.806m max x 2.310m)



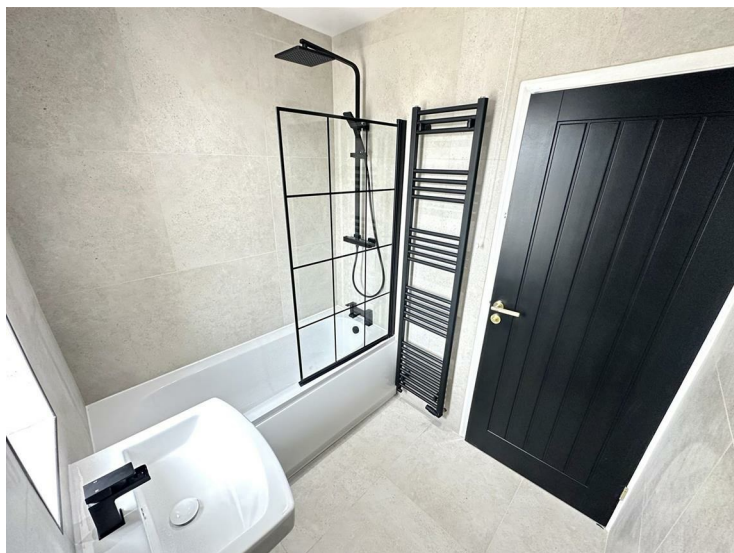
Incorporating a double glazed window to front, radiator, built in storage cupboard and coving to the ceiling.



Bathroom 6'9" x 5'4" (2.070m x 1.645m)



Incorporating a modern three piece suite comprising of a bath with waterfall shower over & shower attachment, pedestal wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, tiled floor, tiling to all walls, panelled ceiling and inset ceiling lights.





Outside



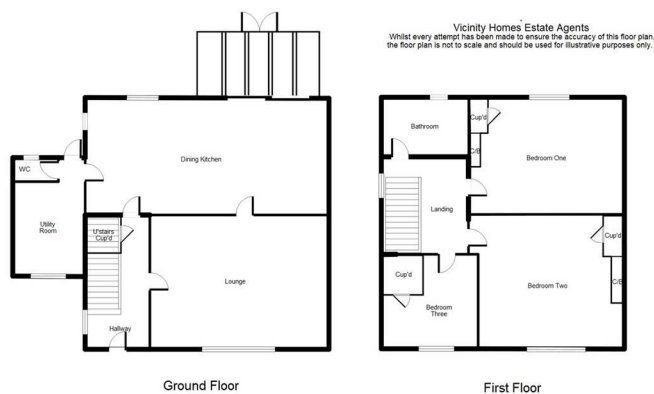
The property is approached by a front garden with lawn area and flower & shrub beds. To the side of the property there is a shared driveway which leads to the single garage and rear garden which has patio seating areas, lawn area, flower & shrub beds, green house, shed and an outside tap.



Garage 19'9" x 9'10" (6.023m x 3.000m)

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

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/3120-9020-0372-4102-1583>

Council Tax

The property is in Council Tax Band A.

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

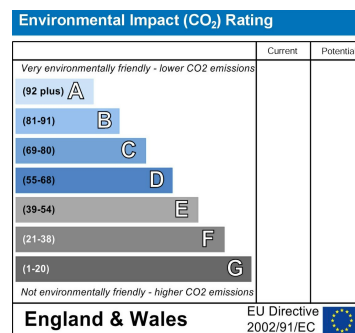
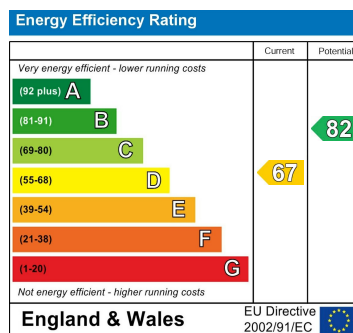
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

Mailing List

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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.



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