



8 Keld Road, Carlisle, CA2 7QX

**Offers in the region of
£299,950**

Vicinity Homes are delighted to offer to the market this immaculately presented & extended, four bedroom detached family home situated within a sought after residential area to the West of Carlisle City Centre. The property is close to a range of local amenities, regular bus routes, popular Primary & Secondary Schools and has excellent access to the Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance porch, hallway, lounge, spacious breakfast kitchen, inner hall, dining room and a conservatory. To the first floor there are four bedrooms, master en suite shower room, bathroom and a separate WC. The property also benefits from double glazing, central heating, block paved on site parking for two vehicles, integral garage and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family!

Directions

Proceed West along Newtown Road and onto Moorhouse Road. Turn left onto Acredale Road and left again. Turn left onto Keld Road and then right. The property is situated on the right hand side.

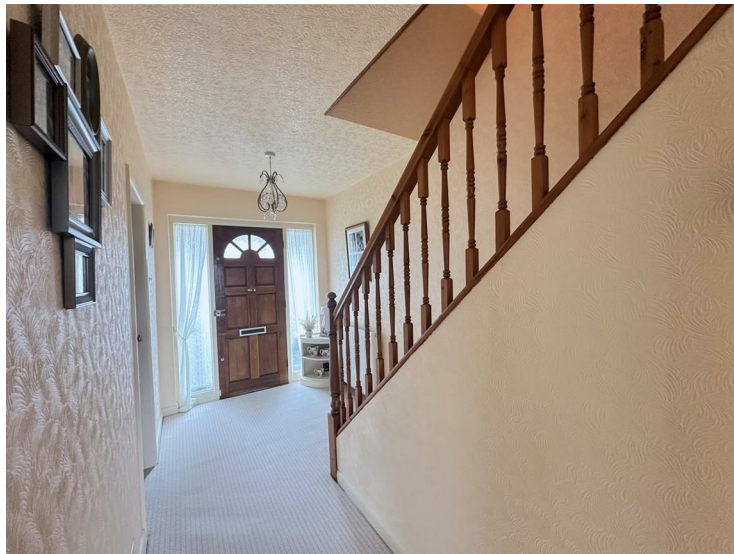
Entrance Porch

Approached by a double glazed patio door and tiled floor.

Hallway



Incorporating a radiator and stairs to the first floor.



Lounge 13'8" x 12'2" (4.181m x 3.723m)



Incorporating a double glazed window to front, radiator, feature fireplace, coving to the ceiling and ceiling rose.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk

Breakfast Kitchen 21'0" x 11'4" (6.414m x 3.476m)



Incorporating a range of fitted wall and base units with complementary work surface over, breakfast bar and oven point with cooker hood over. Tiled splash areas, 1.5 sink unit with mixer tap, integrated dishwasher, plumbing for a washing machine and integrated fridge. Double glazed window to rear, two radiators, door to rear, inset ceiling lights, built in storage cupboard and oak flooring.



www.vicinityhomes.co.uk

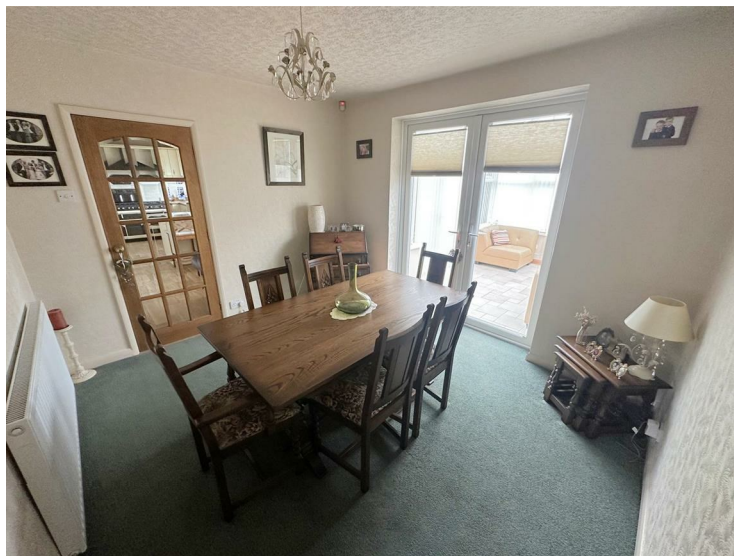
Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk



Dining Room 11'5" x 9'11" (3.492m x 3.025m)

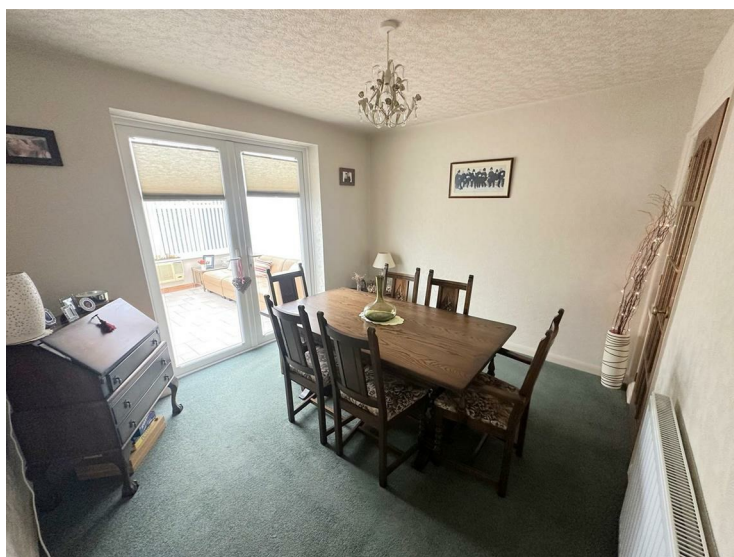


Incorporating double glazed french doors to rear and a radiator.

Conservatory 11'2" x 8'10" (3.423m x 2.708m)



Incorporating double glazed french doors to side, tiled floor, under floor heating and an electric heater/air con.



Inner Hallway 12'8" x 3'3" (3.886m x 0.992m)

Incorporating space for a fridge/freezer, power, lighting and door into the garage.

First Floor Landing



Incorporating loft access.

Bedroom One 18'3" x 11'5" (5.565m x 3.490m)



A double bedroom incorporating a double glazed window to front and two radiators.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk

En Suite Shower Room 11'5" x 5'6" (3.486m x 1.701m)



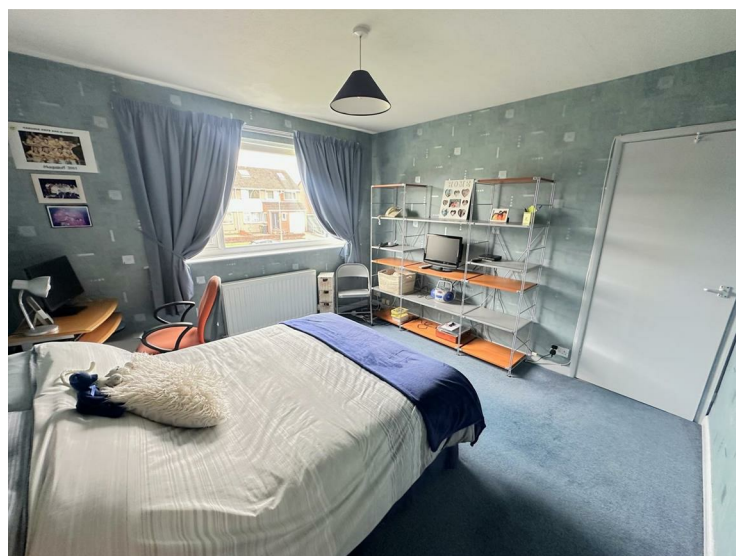
Incorporating a modern three piece suite comprising of a double shower cubicle, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, heated towel rail, tiling to all walls, panelled ceiling, inset ceiling lights and extractor fan.



Bedroom Two 11'10" x 11'7" (3.620m x 3.536m)



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



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk

Bedroom Three 11'7" x 9'10" (3.536m x 3.020m)



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



Bedroom Four 8'1" x 8'8" (2.489m x 2.656m)



Incorporating a double glazed window to front and a radiator.

Bathroom 5'5" x 5'5" (1.662m x 1.659m)



Incorporating a two piece suite comprising of a bath with shower over and a wash hand basin. Double glazed obscured window to rear, radiator, tiled splash areas and panelled ceiling.

[Separate WC 5'4" x 3'0" \(1.650m x 0.921m\)](#)



Incorporating a WC, double glazed obscured window to rear, tiled splash areas and panelled ceiling.

[Outside](#)



The property is approached by block paved on site parking for two vehicles, lawn area and flower & shrub beds. To the rear of the property there is an enclosed garden with patio seating areas, lawn area, flower & shrub beds and an outside tap.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk



Integral Garage 15'5" x 7'6" (4.707m x 2.308m)

Incorporating an up and over door, power and lighting.

Floor Plan

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

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band D.

EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/2300-7040-0422-8522-3353>

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	71
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	