



**24 Cammock Crescent, Carlisle, CA2 4PE**

**Offers in the region of  
£179,950**

Vicinity Homes are delighted to offer to the market this two double bedroom semi detached bungalow situated on a spacious plot within a cul-de-sac 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 M6 Motorway. The accommodation briefly comprises of an entrance vestibule, breakfast kitchen, sun room, lounge, two double bedrooms and a bathroom. The property also benefits from double glazing, central heating, on site parking for several vehicles, single garage, front garden and a generous sized rear garden. The property does require some modernisation and is offered to the market with no onward chain. Viewing is highly recommended to appreciate the accommodation on offer.



### Directions

Proceed South along London Road. Turn right onto Petteril Bank Road and continue down the hill onto St Ninians Road. Turn left at the traffic lights onto Brisco Road and left again onto Cammock Road. Turn left onto Cammock Avenue then right onto Cammock Crescent. Follow the road to the bottom. The property is on the right hand side and can be identified by our "For Sale" sign.

### Entrance Vestibule 6'11" x 3'2" (2.117m x 0.989m)

Approached by a door to front.

### Breakfast Kitchen 16'11" x 8'9" (5.180m x 2.669m)



Incorporating a range of fitted wall and base units with complementary work surface over, breakfast bar, integrated oven and integrated hob with cooker hood over. Tiled splash areas, 1.5 sink unit with mixer tap, plumbing for a dishwasher, two double glazed windows to side, radiator, coving to the ceiling, door to side and built in storage cupboard.



### Sun Room 15'4" x 6'11" (4.682m x 2.113m)



Incorporating double glazed french doors to front, double glazed windows to side, double glazed windows to rear, plumbing for a washing machine, power and lighting.



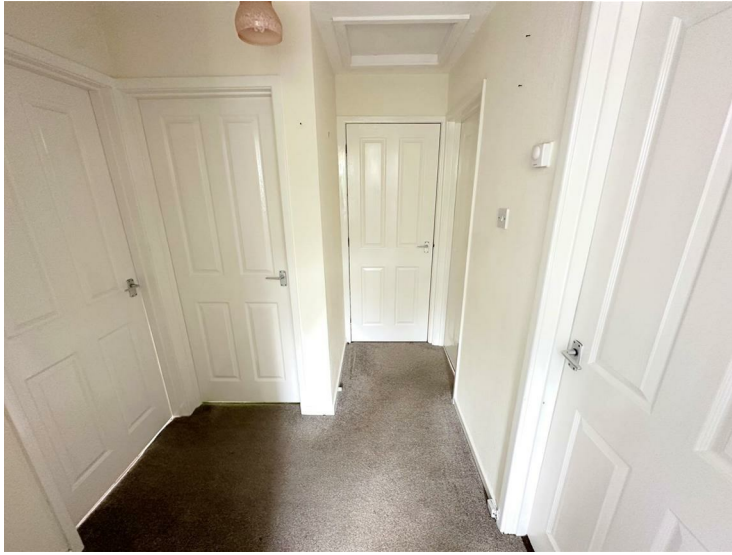


[Lounge 18'3" x 12'0" \(5.568m x 3.663m\)](#)



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

## Inner Hallway



Incorporating loft access and built in storage cupboard.

## Bedroom One 12'9" x 9'10" (3.888m x 3.000m)



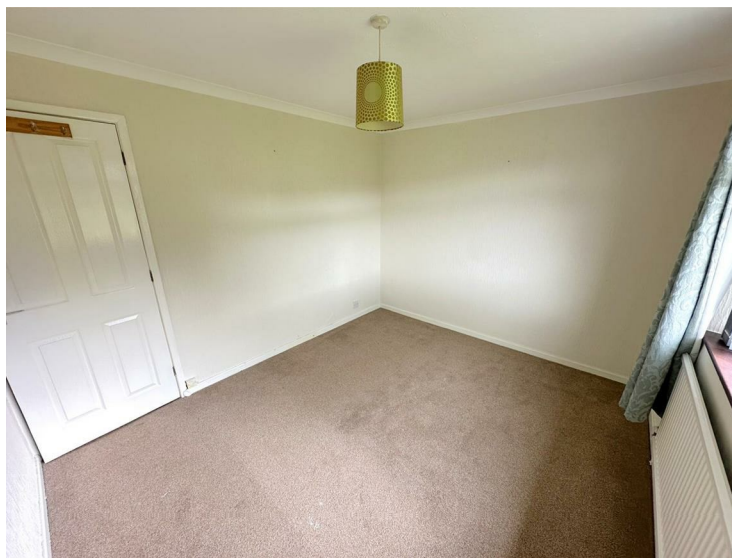
A double bedroom incorporating a double glazed window to rear, radiator, fitted wardrobe/storage and coving to the ceiling.



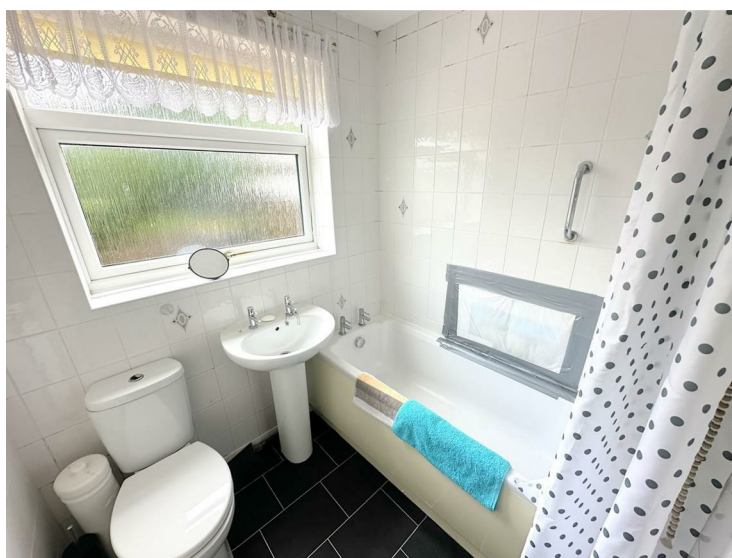
**Bedroom Two 10'11" x 9'5" (3.329m x 2.885m)**



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



**Bathroom 6'2" x 5'5" (1.887m x 1.663m)**



Incorporating a three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Double glazed obscured window to side, radiator and tiling to all walls.



## Outside



The property is approached by on site parking for several vehicles leading down the side of the bungalow to the detached garage. There is also lawn area, flower & shrub beds and an outside tap. To the rear of the property there is a generous sized enclosed garden with patio seating area, tiered lawn areas, flower & shrub beds and gated access to the front.



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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

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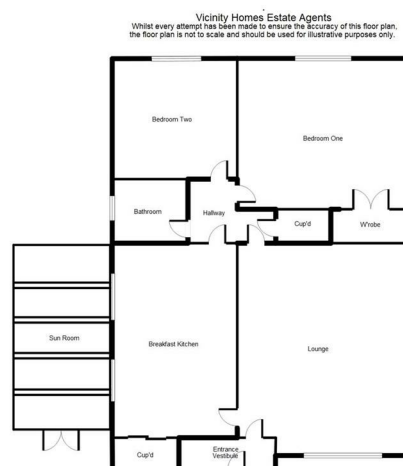




### **Garage 19'0" x 9'10" (5.808m x 3.007m)**

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

### **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/0884-3052-5203-6415-5200>

### **Tenure**

The property is Freehold.

### **Council Tax**

The property is in Council Tax Band C.

### **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

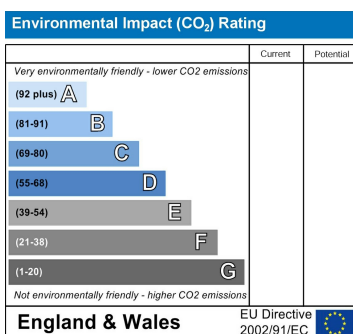
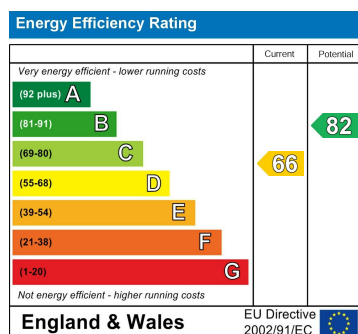
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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.



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