



3 Ritson Close, Carlisle, CA3 0QD

Offers over £180,000

Vicinity Homes are delighted to offer to the market this deceptively spacious, two double bedroom, semi detached bungalow situated within the sought after residential area of Lowry Hill which is to the North 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 City Centre, M6/M74 Motorway & the Western City Bypass. The accommodation briefly comprises of an entrance porch, dining lounge, breakfast kitchen, rear porch, inner hallway, two double bedrooms and a bathroom. The property also benefits from double glazing, central heating, on site parking for two vehicles, single garage with an electric door and gardens to front & rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. The property is offered to the market with no onward chain.

Directions

Proceed North up Stanwix Bank, onto Scotland Road and then Kingstown Road. Turn left at the traffic lights onto Lowry Hill Road. Turn left onto St Peters Drive and left again onto Ritson Close. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Entrance Porch

Approached by a door to front.

Dining Lounge 20'4" x 9'11" (6.201m x 3.048m)



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



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Inner Hallway



Incorporating a built in storage cupboard and loft access with a pull down ladder.

Breakfast Kitchen 11'1" x 9'4" (3.380m x 2.856m)



Incorporating a range of fitted wall and base units with complementary work surface over, oven point and sink unit with mixer tap. Tiled splash areas, double glazed window to rear, radiator and space for a fridge/freezer.



Rear Porch 6'8" x 4'9" (2.034m x 1.452m)

Incorporating a door to side, tiled floor and plumbing for a washing machine.

Bedroom One 13'6" x 9'6" (4.115m x 2.920m)



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

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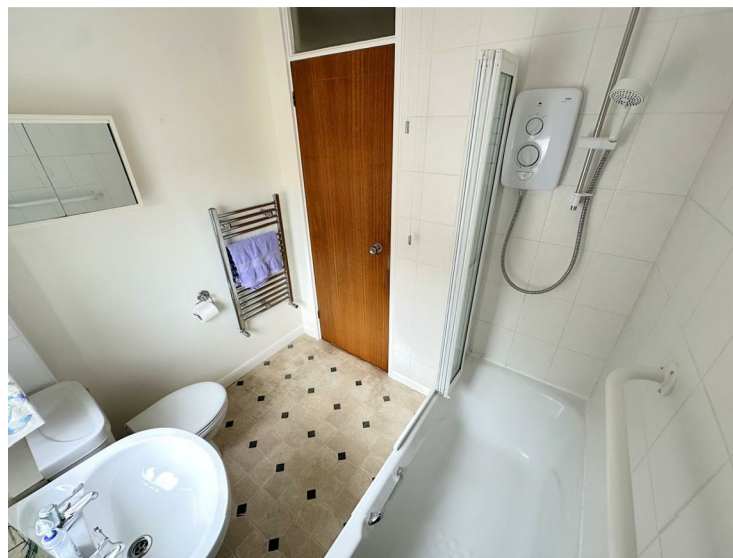
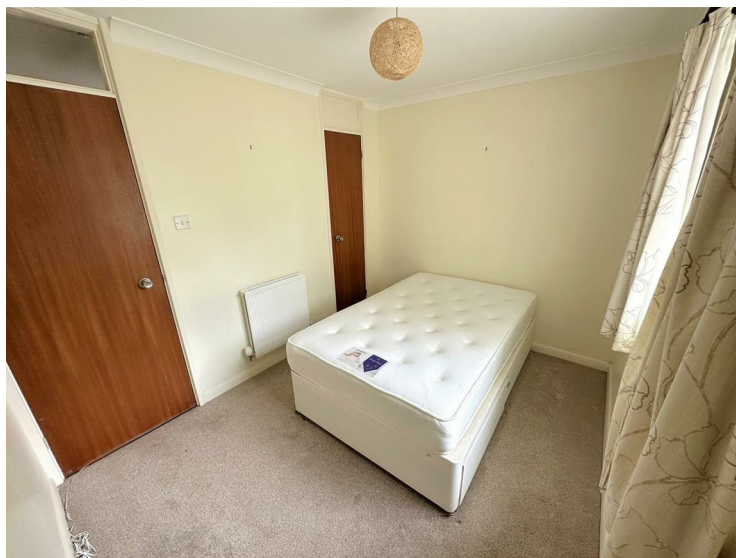
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Bedroom Two 10'2" x 8'1" (3.117m x 2.469m)



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





Bathroom 6'11" x 5'6" (2.133m x 1.692m)

Outside



Incorporating a three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Double glazed obscured window to side, tiled splash areas and a heated towel rail.

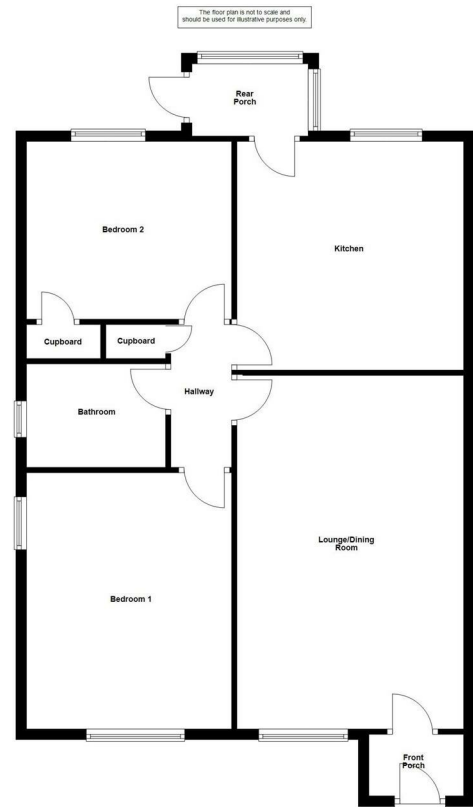
The property is approached by on site parking for approximately two vehicles leading to the single garage. To the rear of the property there is a good sized garden with block paved seating areas, lawn area, flower & shrub beds, outside tap and gated access to the front.



Single Garage 16'11" x 9'0" (5.165m x 2.754m)

Incorporating an electric 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.

EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/8300-2375-0322-3507-3853>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band B.

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

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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.

