



25 The Crescent, Cummersdale, Carlisle, CA2 6BB

Offers over £110,000

Vicinity Homes are delighted to offer to the market this spacious two double bedroom semi detached house in Cummersdale which needs modernisation. The village is on the outskirts of Carlisle, it has a popular Primary School, Pub and has great access onto the Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge, kitchen and rear porch. To the first floor there are two double bedrooms and a modern wet room. The property also benefits from double glazing, central heating, front garden, rear garden, outside store, outside WC and views over the park & fields. The property does require updating and a viewing is essential to appreciate it's full potential. The property is offered to the market with no onward chain.

Directions

Proceed along Dalston Road heading out of Carlisle. Turn left where signposted for Cummersdale. Turn right onto The Crescent and follow the road to the right. 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 stairs to the first floor.

Lounge 14'8" max x 11'9" (4.488m max x 3.605m)



Incorporating two double glazed windows to front, radiator and a feature fireplace.



Kitchen 14'8" x 8'2" (4.489m x 2.514m)



Incorporating a range of fitted wall and base units with work surface over, integrated oven, integrated grill and integrated hob with cooker hood over. Tiled splash areas, 1.5 sink unit with mixer tap, plumbing for a washing machine and space for an under counter fridge/freezer. Two double glazed windows to rear, door to rear, radiator and a built in cupboard with a double glazed window to side.

www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk

First Floor Landing



Incorporating a double glazed window to side and loft access.

Bedroom One 13'3" to w/robe front x 9'7" (4.048m to w/robe front x 2.946m)



Rear Porch 5'0" x 4'7" (1.540m x 1.419m)

Incorporating a door to side, tiled floor, power & lighting.



A double bedroom incorporating two double glazed windows to front, radiator, feature fireplace, built in storage cupboard and fitted wardrobe/storage.

Bedroom Two 10'6" x 8'6" (3.210m x 2.598m)



A double bedroom incorporating a double glazed window to rear and a radiator.





[Wet Room 8'9" x 7'5" \(2.676m x 2.267m\)](#)

[Outside](#)



Incorporating a three piece suite comprising of a shower, wash hand basin and WC. Double glazed window to rear, radiator, splash boards and extractor fan.

The property is approached by a front garden with shillied area and flower & shrub beds. To the rear of the property there is a good sized garden with seating areas, flower & shrub beds, outside tap, outside store and outside WC. The property has views over the park at the front and the fields to the rear of the house.



Outside Store 5'0" x 2'9" (1.544m x 0.847m)

Incorporating power.

Outside WC 4'0" x 2'9" (1.228m x 0.861m)

Incorporating a WC, light and a 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/0830-3054-0201-7195-3204>

Council Tax

The property is in Council Tax Band A.

Tenure

The property is Freehold.

Viewings

Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: sales@vicinityhomes.co.uk.

www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

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

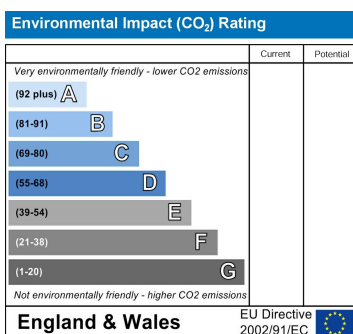
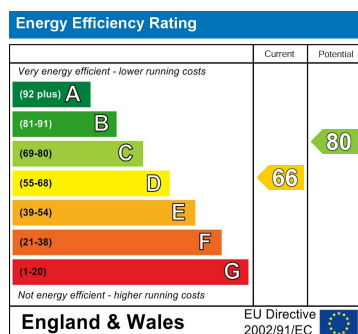
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.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



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk