



**8 Kirkstone Crescent, Carlisle, CA2 5QW**

**Offers in the region of  
£220,000**

Vicinity Homes are delighted to offer to the market this immaculately presented and modernised, two double bedroom semi detached bungalow situated on a good sized plot 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 City Centre & Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, dining lounge, modern kitchen, two double bedrooms and a modern shower room. The property also benefits from double glazing, central heating, on site parking for two vehicles, garage, passage way and gardens to front and 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 South along Dalston Road and turn right onto Dunmail Drive. Turn right onto Skiddaw Road and right again onto Kirkstone Crescent. The property is situated on the left hand side.

### Entrance Hallway



Approached by a door to front, incorporating a radiator, built in storage cupboard, coving to the ceiling and loft access.



### Kitchen 10'7" x 8'1" (3.230m x 2.465m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated double oven and integrated hob with cooker hood over. Plumbing for a washing machine, 1.5 sink unit with mixer tap and an integrated fridge. Double glazed window to rear, vinyl flooring, door to side and panelled ceiling.



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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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Dining Lounge 16'4" x 10'11" (4.989m x 3.329m)



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





**Bedroom One 13'3" x 7'9" to w/robe front x 9'5" max  
(4.044m x 2.368m to w/robe front x 2.874m max)**



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



**Bedroom Two 11'11" max x 9'5" (3.653m max x 2.871m)**



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

**Shower Room 6'4" x 5'5" (1.934m x 1.676m)**



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







#### Passage Way 22'9" x 3'0" (6.948m x 0.917m)

Incorporating a door to front, door to rear, built in cupboard and door into the garage.

#### Garage 22'5" max x 16'8" min x 8'9" (6.856m max x 5.098m min x 2.671m)

Incorporating an up and over door, double glazed window to rear, power, lighting and built in storage area.

#### Outside



#### Floor Plan



The property is approached by on site parking for approximately two vehicles leading to the single garage. There is also a lawn area and flower & shrub beds. To the rear of the property there is a good sized enclosed garden with lawn area, shillied area and flower & shrub beds.

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

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EPC Band D

https://find-energy-certificate.service.gov.uk/energy-certificate/9406-3054-0201-9805-5200

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

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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

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