



11 Summerhill, Carlisle, CA1 2NW

**Offers in the region of
£139,995**

Vicinity Homes are delighted to offer to the market this stunning, two double bedroom mid terrace house situated on an elevated street within 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 excellent access to the City Centre & the M6 Motorway. The accommodation briefly comprises of an entrance vestibule, hallway, lounge, dining room with stove and a modern kitchen. To the first floor there are two double bedrooms and a modern shower room. The property also benefits from double glazing, central heating, front forecourt and a good sized rear yard with a garden room. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers. The property is offered to the market with no onward chain.

Directions

From Carlisle City Centre proceed South along Botchergate and onto London Road. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Entrance Vestibule

Approached by a door to front, incorporating coving to the ceiling and oak flooring.

Hallway



Incorporating oak flooring, modern radiator, coving to the ceiling and stairs to the first floor.



Lounge 13'2" x 11'9" (4.023m x 3.588m)



Incorporating a double glazed window to front, modern radiator, oak flooring, coving to the ceiling and ceiling rose.



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E: sales@vicinityhomes.co.uk

Dining Room 13'1" x 11'1" (4.012m x 3.399m)



Incorporating a double glazed window to rear, modern radiator, oak flooring, coving to the ceiling and a feature fireplace with a stove.



Kitchen 15'5" max x 9'0" min x 7'8" (4.715m max x 2.745m min x 2.361m)



Incorporating a range of fitted base units with complementary work surface over, oven point, sink unit with mixer tap and plumbing for a washing machine. Double glazed window to side, door to side, tiled floor and space for an under counter fridge.



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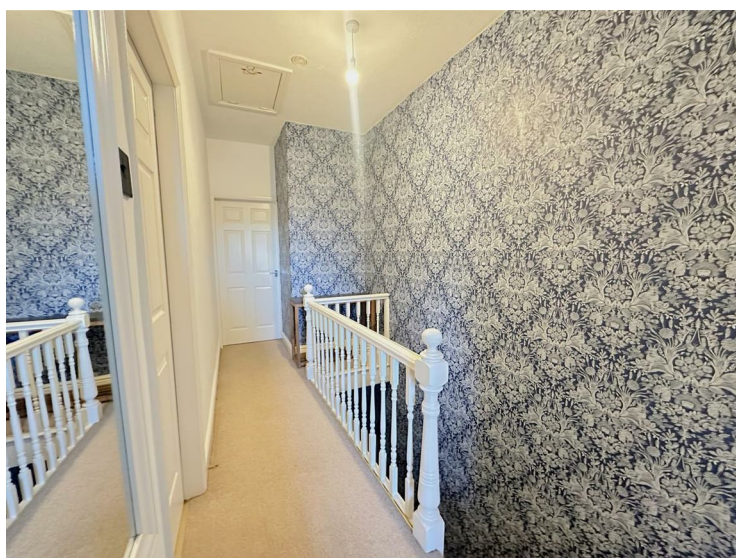
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First Floor Landing

Bedroom One 12'2" to wardrobe front x 12'2" (3.716m to wardrobe front x 3.717m)



Incorporating loft access.



A double bedroom incorporating a double glazed window to front, radiator, built in storage cupboard and fitted wardrobes/storage with a radiator.

Bedroom Two 14'3" x 9'3" (4.359m x 2.823m)



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



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Shower Room 9'1" x 7'11" (2.777m x 2.416m)



Incorporating a modern three piece suite comprising of a walk in double shower, wash hand basin set to vanity unit and WC. Double glazed window to rear, radiator with towel rail, oak flooring, extractor fan and a built in storage cupboard housing the boiler.

Outside



The property is approached by a front forecourt with patio seating area and shillied area. To the rear of the property there is a good sized yard with garden room, artificial grassed area, raised flower & shrub beds, outside power point, outside tap, gated access to rear and an electric car charging point.

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Garden Room 9'5" x 7'2" (2.880m x 2.191m)

Incorporating double glazed patio doors to side, 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/8273-7527-5570-3001-5906>

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.

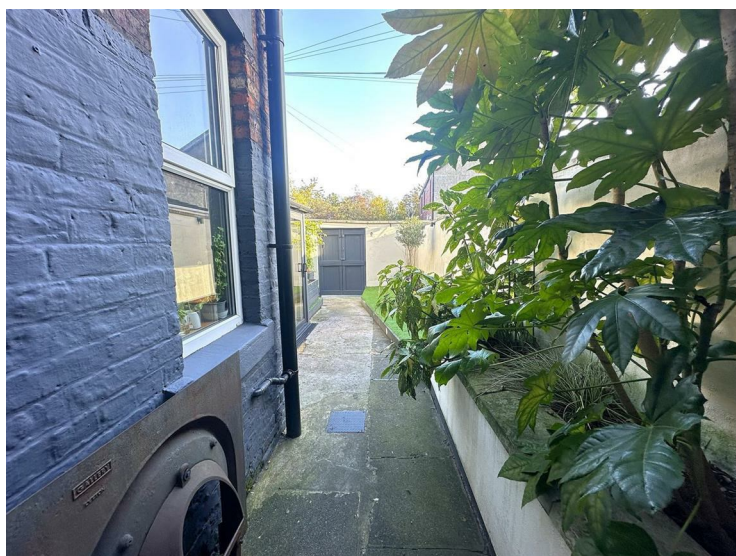
Referral Fees

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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Free, No Obligation Valuation

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