



56 Thomlinson Avenue, Carlisle, CA2 7BF

Offers over £160,000

Vicinity Homes are delighted to offer to the market this modern, three bedroom, bay fronted semi detached house situated within a popular modern development to the West 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 Western Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, lounge with bay window and a dining kitchen with french doors. To the first floor there are three bedrooms, master en suite shower room and a bathroom. The property also benefits from double glazing, central heating, on site parking and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a family! The property is offered to the market with no onward chain.

Directions

Proceed West along Newtown Road. Turn left onto Shadygrove Road and straight ahead at the cross roads. Turn left onto Thomlinson Avenue. The property is situated on the right hand side and can be identified by our "For Sale" sign.

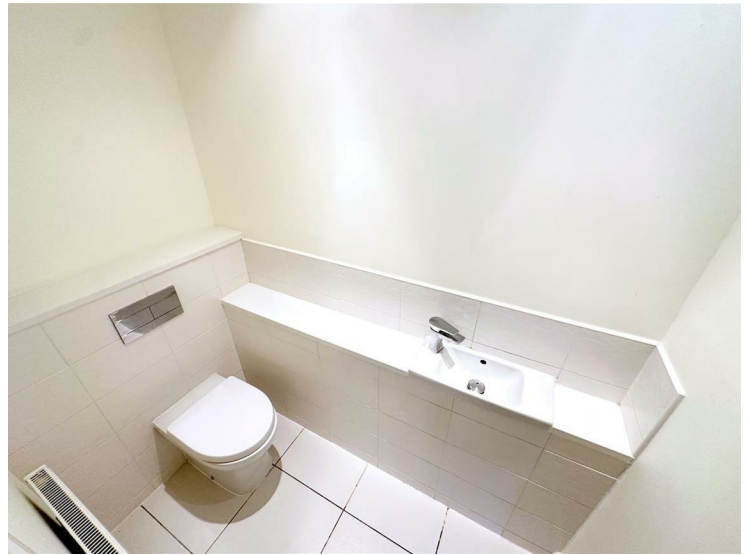
Entrance Hallway



Approached by a door to front, incorporating a double glazed window to front, radiator, under stairs storage cupboard and stairs to the first floor.



Cloakroom/WC 6'7" x 3'7" (2.013m x 1.096m)



Incorporating a wash hand basin, WC, tiled splash areas, tiled floor, radiator, inset ceiling lights and extractor fan.

Lounge 18'5" max x 10'2" (5.637m max x 3.116m)



Incorporating a double glazed bay window to front and a radiator.

www.vicinityhomes.co.uk

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Dining Kitchen 17'0" x 9'9" (5.202m x 2.983m)

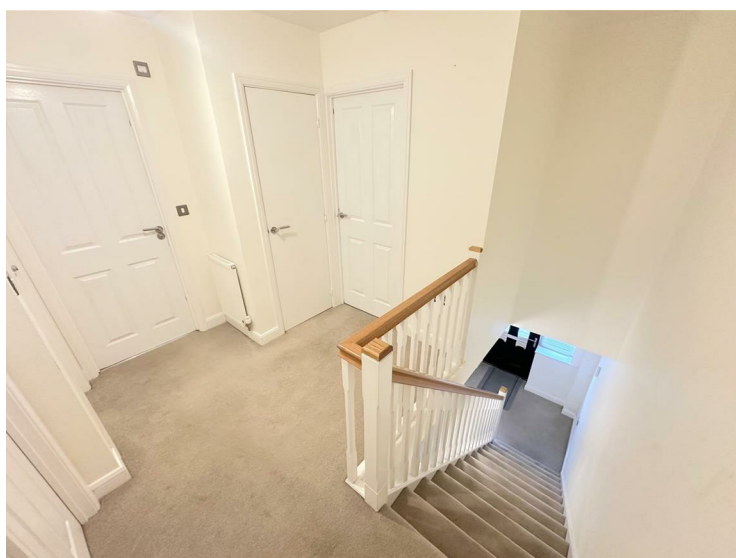


Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Integrated fridge, integrated freezer, integrated washing machine and 1.5 sink unit with mixer tap. Tiled splash areas, double glazed window to rear, double glazed french doors to rear, radiator, tiled floor and inset ceiling lights.





First Floor Landing



Incorporating a radiator, built in storage cupboard and loft access.



Bedroom One 13'5" max x 11'5" min x 10'3" (4.113m max x 3.499m min x 3.134m)



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



En Suite Shower Room 5'6" x 5'5" (1.701m x 1.664m)

Bedroom Two 10'1" x 9'0" (3.090m x 2.756m)



Incorporating a three piece suite comprising of a shower cubicle, wash hand basin and WC. Double glazed obscured window to front, radiator, tiled floor, tiled splash areas, extractor fan and inset ceiling lights.

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

Bathroom 6'9" x 5'8" (2.072m x 1.740m)



Bedroom Three 8'7" x 6'8" (2.621m x 2.047m)



Incorporating a double glazed window to rear and a radiator.



Incorporating a three piece suite comprising of a bath with shower over & mixer tap, wash hand basin and WC. Double glazed obscured window to side, heated towel rail, tiled floor, tiled splash areas and inset ceiling lights.



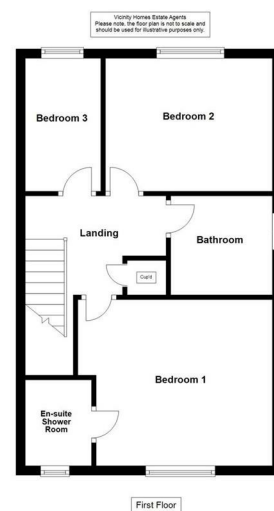
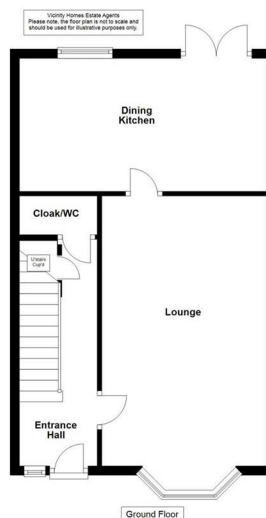
Outside



The property is approached by on site parking, grassed area and flower & shrub beds. To the rear of the property there is a good sized garden with grassed area, patio seating area and gated access to the front.



Floor Plan



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

EPC Band B

<https://find-energy-certificate.service.gov.uk/energy-certificate/8775-7930-3779-7949-9922>

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 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.

