



**11 Axson Drive, Carlisle, CA1 3FZ**

**Offers in the region of  
£218,500**

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom, double fronted, semi detached house situated within a cul-de-sac location in the ever popular Taylor Wimpey "The Coppice" Development which is located to the South of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, popular Primary Schools and has excellent access to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, modern dining kitchen with a range of integrated appliances and a lounge with double glazed french doors to the side garden. To the first floor there are three bedrooms, master en suite shower room and a family bathroom. The property also benefits from double glazing, central heating, on site parking for two vehicles, views over the field in front and gardens to front & side. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family!

### Directions

From Carlisle City Centre proceed South along London Road. Turn left at the traffic lights onto Cumwhinton Road. At the round about take the first exit onto Garlands Road. Continue on this road and turn left into "The Coppice" Development. Turn right at the T junction and left onto Axson Drive. 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 radiator, vinyl flooring and stairs to the first floor.



### Cloakroom/WC 5'2" x 3'6" (1.578m x 1.073m)



Incorporating a pedestal wash hand basin, WC, radiator, tiled splash areas, vinyl flooring, inset ceiling light and extractor fan.

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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)

**Dining Kitchen 15'0" x 9'7" (4.593m x 2.944m)**



Incorporating a range of modern fitted wall and base units with complementary Granite work surface over, integrated oven and integrated hob with cooker hood over. Integrated fridge, integrated freezer, 1.5 sink unit with mixer tap, integrated dishwasher and integrated washing machine. Double glazed window to front, double glazed window to side, radiator, vinyl flooring and inset ceiling lights.



**Lounge 15'0" x 10'5" (4.574m x 3.198m)**



Incorporating a double glazed window to front, double glazed french doors to side and two radiators.



## First Floor Landing



Incorporating a built in storage cupboard and loft access with pull down ladder. The loft is part boarded.



## Bedroom One 10'7" x 9'2" (3.242m x 2.805m)



A double bedroom incorporating a double glazed window to side, radiator and fitted wardrobe/storage.

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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)

**En Suite Shower Room 8'0" x 5'6" (2.442m x 1.694m)**



Incorporating a modern three piece suite comprising of a shower cubicle, pedestal wash hand basin and WC. Double glazed obscured window to front, heated towel rail, tiled splash areas, inset ceiling lights, extractor fan and vinyl flooring.



**Bedroom Two 9'11" x 8'7" (3.024m x 2.620m )**



A double bedroom incorporating a double glazed window to side, radiator and fitted wardrobe/storage.

**Bedroom Three 9'10" x 6'3" (3.016m x 1.913m)**



Incorporating a double glazed window to front and a radiator. There are views over the front garden and the field opposite.

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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)

**Bathroom 6'5" x 5'7" (1.963m x 1.711m)**



Incorporating a modern three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Double glazed obscured window to front, heated towel rail, tiled splash areas, inset ceiling lights, extractor fan and vinyl flooring.



View from bedroom three.

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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)

## Outside



The property is approached by on site parking for two vehicles. There is also a grassed area, flower & shrub beds and gated access to the side garden. To the side of the property there is a good sized garden with patio seating area, shillied area, lawn area, timber decked seating area, outside tap and outside power point.



## 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/2565-5011-5382-5759-0260>

## Tenure

The property is Freehold.

### Council Tax

The property is in Council Tax Band B.

### Estate Agents Note

We have been informed there is an upkeep fee for the development which was £156.00 for the year.

### 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

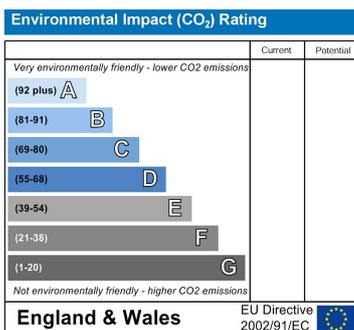
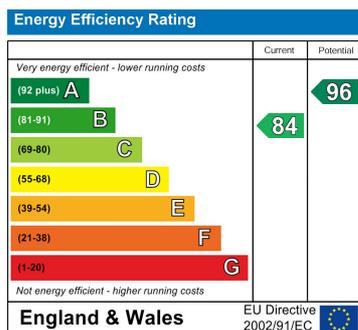
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.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



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk