



**43 Brookside, Carlisle, CA2 7JR**

**Offers over £160,000**

Vicinity Homes are delighted to offer to the market this stunning, renovated, three bedroom semi detached house situated within a popular residential area 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 City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge, dining room, new kitchen, rear hallway, cloakroom/WC and a spacious utility/rear porch. To the first floor there are three bedrooms and a new bathroom. The property also benefits from double glazing, central heating, on site parking and gardens to front & rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a first time buyer or a family. The property is offered to the market with no onward chain.



### Directions

Proceed West along Newtown Road and turn left onto Shady Grove Road. Turn left onto Brookside and follow the road. 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 stairs to the first floor.

### Lounge 13'0" x 11'10" (3.965m x 3.620m)



Incorporating a double glazed window to front, radiator, inset ceiling lights and under stairs storage cupboard.



Dining Room 9'0" x 8'11" (2.759m x 2.721m)



Incorporating a double glazed window to side, radiator and inset ceiling lights.



Kitchen 8'11" x 8'6" (2.731m x 2.614m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Plumbing for a dishwasher, 1.5 sink unit with mixer tap, space for a fridge/freezer, double glazed window to rear and inset ceiling lights.





**Utility Room/Rear Porch 11'2" x 8'10" (3.421m x 2.707m)**



**Rear Hallway**

Incorporating inset ceiling lights.

**Cloakroom/WC 4'6" x 2'7" (1.390m x 0.798m)**



Incorporating tiled floor, tiled splash areas, double glazed obscured window to rear and a WC with an inset wash hand basin.





### First Floor Landing



Incorporating inset ceiling lights and loft access.

### Bedroom One 11'10" x 8'7" (3.622m x 2.638m)



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



**Bedroom Two 13'3" x 8'11" (4.048m x 2.736m)**



A double bedroom incorporating a double glazed window to rear, radiator and built in storage cupboard.

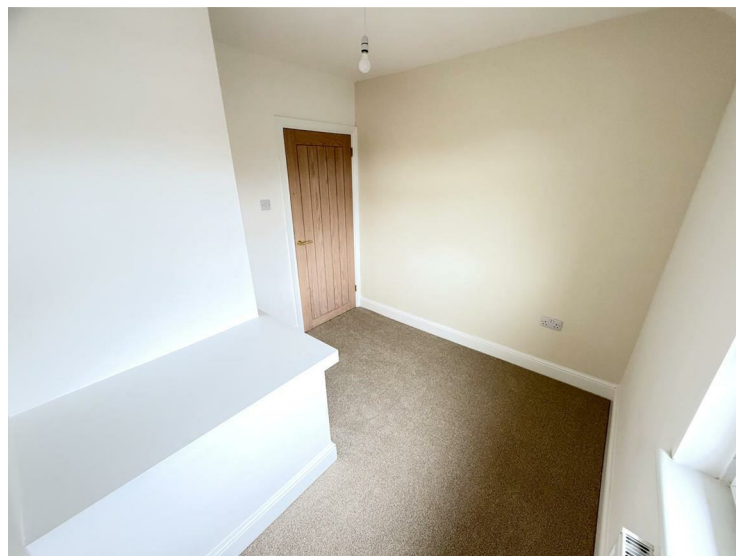


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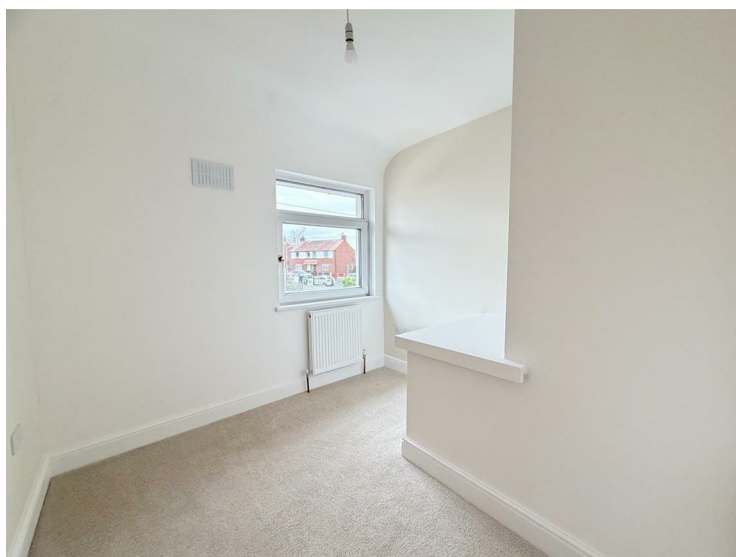
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**Bedroom Three 8'11" max x 8'6" max (2.738m max x 2.612m max)**



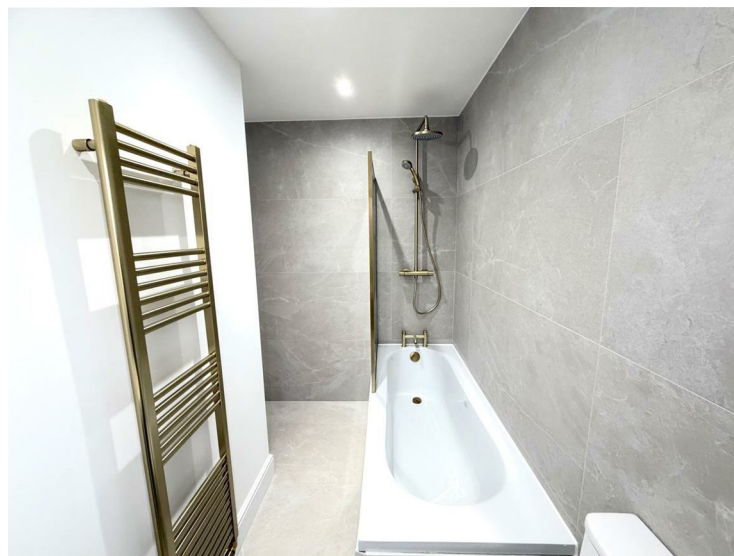
Incorporating a double glazed window to front and a radiator.



### Bathroom 8'10" x 4'4" (2.698m x 1.325m)



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



### Outside



The property is approached by double gated access to a block paved driveway, shillied area and flower and shrub beds leading to the side. At the rear of the property there is a good sized garden with a raised patio seating area, garden and outside tap.

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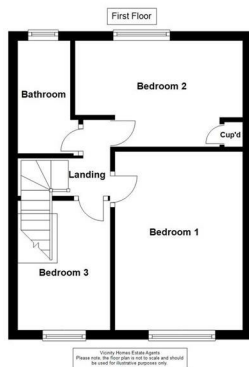
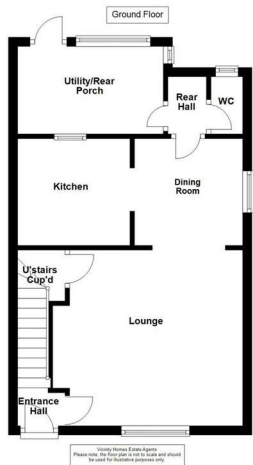
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## Floor Plan



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/9301-3047-8207-1845-3204>

## 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](mailto: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](mailto: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](mailto:sales@vicinityhomes.co.uk) to arrange an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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