



5 Sheehan Gardens, Carlisle, CA2 7GY

**Offers in the region of
£165,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom semi detached house situated on a quiet crescent within a popular 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 Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, kitchen and dining lounge with french doors to the garden. To the first floor there are three bedrooms and a bathroom. The property also benefits from double glazing, central heating, on site parking for two vehicles, garden to front and a rear landscaped garden with a good sized garden room. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a first time buyer or a family.

Directions

Proceed West along Wigton Road. Turn right at the traffic lights onto Orton Road. Turn right onto Dobinson Road and right onto Sheehan Gardens. 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 and stairs to the first floor.



Cloakroom/WC 3'11" max x 3'0" min x 5'0" (1.214m max x 0.927m min x 1.546m)



Incorporating a wash hand basin, WC, double glazed obscured window to front, heated towel rail, splash panels, panelled ceiling and inset ceiling lights.

Kitchen 8'9" x 7'3" (2.677m x 2.230m)



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

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Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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Dining Lounge 15'8" x 14'10" max x 11'5" min (4.778m x 4.543m max x 3.500m min)



Incorporating a double glazed window to rear, double glazed french doors to rear, two radiators, coving to the ceiling and under stairs storage cupboard.



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First Floor Landing

Bedroom One 10'8" to wardrobe front x 8'3" (3.253m to wardrobe front x 2.533m)



Incorporating a double glazed window to side, loft access and built in storage cupboard.

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

Bedroom Two 12'2" x 8'3" (3.720m x 2.531m)



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





Bedroom Three 8'11" x 6'3" (2.724m x 1.915m)



Bathroom 6'2" x 5'10" (1.885m x 1.790m)



Incorporating a double glazed window to rear and a radiator.



Incorporating a three piece suite comprising of a bath with waterfall shower over & attachment, wash hand basin set to vanity unit and WC. Double glazed obscured window to front, heated towel rail, splash boards, panelled ceiling, inset ceiling lights and extractor fan.

Outside



The property is approached by on site parking for two vehicles, an outside tap and a lawn area. To the rear of the property there is a good sized enclosed garden with block paved patio seating area, artificial grass, gated access to front, shed with power and lighting, outside power point and a garden room.



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Garden Room 19'5" x 13'6" max x 9'7" min (5.929m x 4.131m max x 2.929m min)



Incorporating double glazed french doors, two double glazed windows, power, lighting and inset ceiling lights.



Floor Plan



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

EPC Band TBC

The EPC has been ordered. More information to follow.

Council Tax

The property is in Council Tax Band B.

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

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.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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