



**8 Cammock Crescent, Carlisle, CA2 4PE**

**Offers in the region of  
£250,000**

Vicinity Homes are delighted to offer to the market this immaculately presented and extended, four double bedroom, semi detached, dormer bungalow situated on a quiet side street in 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 good access to the M6 & the City Centre. The accommodation briefly comprises of an entrance hallway, two ground floor double bedrooms, modern bathroom and an open plan lounge and dining kitchen with integrated appliances and double glazed french doors to the garden. To the first floor there are two further double bedrooms and a modern bathroom. The property also benefits from double glazing, central heating, on site parking for two/three vehicles, garage, front garden and a generous garden to the rear. Viewing is absolutely essential to fully appreciate the accommodation on offer.

## Directions

Proceed South along London Road. Turn right onto Petteril Bank Road and follow this road onto St Ninians Road. At the crossroads and traffic lights turn left onto Brisco road and left again onto Cammock Road. Turn left onto Cammock Avenue and right onto Cammock Crescent. 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.

## Open Plan Lounge & Dining Kitchen

### Lounge 18'10" x 11'8" (5.752m x 3.578m)



Incorporating a double glazed window to front, radiator, laminate floor and a feature fireplace.



**Dining Kitchen 19'1" x 13'10" min x 10'1" max (5.832m x 4.217m min x 3.079m max)**



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Breakfast bar, integrated fridge, integrated freezer, integrated dishwasher and 1.5 sink unit with mixer tap. Double glazed window to rear, double glazed french doors to rear, radiator, laminate floor and inset ceiling lights.





### Inner Hallway

Incorporating a built in storage cupboard with plumbing for a washing machine.

### **Bedroom One 12'5" x 10'10" max x 7'8" min (3.802m x 3.309m max x 2.339m min)**



A double bedroom incorporating double glazed french doors to rear and a radiator.

**Bathroom 7'9" x 4'9" (2.372m x 1.470m)**



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



**Bedroom Two 11'10" x 7'11" (3.614m x 2.421m)**



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

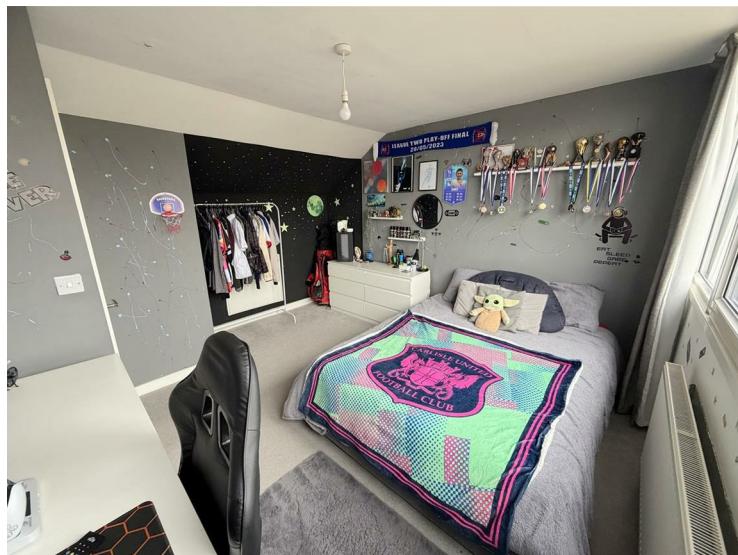




### **First Floor Landing**

Incorporating inset ceiling lights.

### **Bedroom Three 12'10" x 11'6" (3.917m x 3.511m)**



A double bedroom incorporating a double glazed window to front, radiator and storage into the eaves.

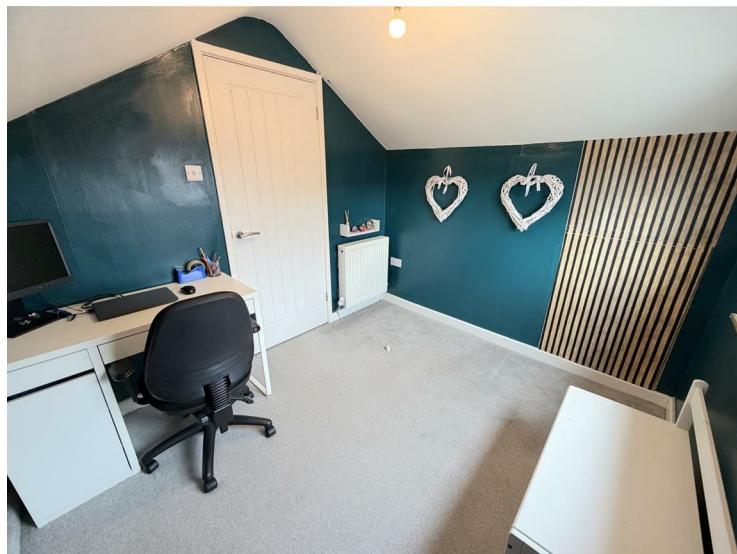


**Bedroom Four 11'11" max x 7'11" (3.646m max x 2.425m)**



A small double bedroom incorporating a double glazed window to side, radiator and storage into the eaves.

**Bathroom 7'4" max x 6'4" max x 2'10" min (2.242m max x 1.939m max x 0.888m min)**



Incorporating a modern three piece suite comprising of a bath with mixer tap & shower attachment, wash hand basin and WC. Double glazed skylight to rear, heated towel rail, vinyl flooring, splash backs, inset ceiling lights and extractor fan.



### Outside



The property is approached by on site parking for two/three vehicles leading to the single garage. There is also a lawn area and gated access to the rear. There is a generous sized rear enclosed garden which has a lawn area, patio seating area, shillied area and timber decked area.





## Floor Plan



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



### Garage 18'10" x 8'11" (5.759m x 2.732m)

Incorporating an up and over door and double glazed obscured window to side.

### EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/1819-5089-7102-0207-1206>

### Tenure

The property is Freehold

### Council Tax

The property is in Council Tax Band C.

### 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 to arrange an appointment.

