



**9 Bellsfield, Longtown, Carlisle, CA6 5XS**

**Offers in the region of  
£140,000**

Vicinity Homes are delighted to offer to the market this deceptively spacious, three bedroom end link house situated in a cul-de-sac location in Longtown. Longtown is located approximately eight miles North of Carlisle City Centre, boasts a range of local amenities, popular Primary School, regular bus route and has good access to the M6 Motorway and the Scottish Borders. The accommodation briefly comprises of an entrance porch, lounge, dining room, rear hallway and a kitchen. To the first floor there are three good sized bedrooms and a shower room. The property also benefits from double glazing, oil central heating, drive way for two vehicles, gardens to front & rear, outbuilding/utility room and views over the field behind. Viewing is absolutely essential to fully appreciate the size of the accommodation on offer. An ideal purchase for a first time buyer or a family.

### Directions

From Carlisle proceed North along the A7 heading towards Longtown. Upon entering Longtown, turn right onto the A6071 and turn left onto Burn Street and right onto Mill Street. Continue straight ahead onto Old Road. Turn left onto Bellsfield. The property is situated straight ahead and can be identified by our "For Sale" sign.

### Entrance Porch 3'5" x 4'5" (1.051m x 1.371m)

Approached by a door to side.

### Lounge 13'7" x 16'4" (4.161m x 4.988m)



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



### Dining Room 13'0" x 9'7" (3.972m x 2.935m)



Incorporating a double glazed window to front and a radiator.



**Rear Hallway**

**Kitchen 9'8" x 7'0" (2.953m x 2.150m)**



Incorporating a radiator, door to rear and stairs to the first floor.

Incorporating a range of fitted wall and base units with complementary work surface over, oven point and sink unit with mixer tap. Plumbing for a dishwasher, tiled splash areas, double glazed window to rear and space for a fridge/freezer.



**First Floor Landing**

**Bedroom One 13'7" max x 11'5" to wardrobe front x 9'2"**  
**(4.156m max x 3.503m to wardrobe front x 2.802m)**



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

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



**[Bedroom Two 12'11" max x 9'7" max \(3.950m max x 2.944m max\)](#)**



**[Bedroom Three 13'7" max x 9'10" max \(4.163m max x 3.012m max\)](#)**



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



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



**[Shower Room 7'1" x 6'6" \(2.176m x 2.001m\)](#)**

**[Outside](#)**



Incorporating a three piece suite comprising of a shower cubicle, pedestal wash hand basin and WC. Extractor fan, tiled splash areas, tiled floor and a radiator.

The property is approached by a driveway for approximately two vehicles and an enclosed front garden with patio seating areas. To the rear of the property there is an enclosed garden with lawn area, flower and shrub beds, barked play area, patio seating area, outside tap, views across the field at the rear and an outbuilding/utility.

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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

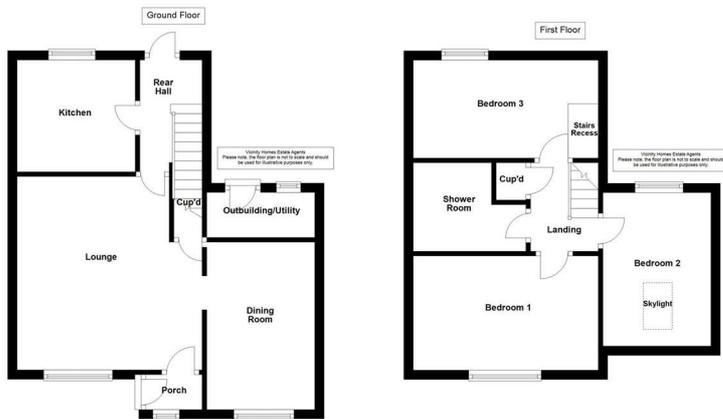
E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)



### **Outbuilding/Utility Room 9'9" x 5'1" (2.989m x 1.553m)**

Incorporating an obscured window to rear, door to rear, plumbing for a washing machine, power and lighting.

### **Floor Plan**



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

### **EPC Band E**

<https://find-energy-certificate.service.gov.uk/energy-certificate/8299-4525-3929-3906-6983>

### **Tenure**

The property is Freehold.

### **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](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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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