



**4 Keenan Road, Carlisle, CA1 3UF**

**Offers in the region of  
£195,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom semi detached house situated within the popular Gleeson Homes Moorside Place Development which is located to the South East of Carlisle City Centre. The property is close to a range of local amenities, popular Primary Schools, regular bus routes and has excellent access to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, modern dining kitchen, cloakroom/WC and a lounge with double glazed french doors to the rear garden. To the first floor there are three bedrooms and a modern bathroom. The property also benefits from double glazing, central heating, on site parking, landscaped rear garden and a garage which has been converted into a utility room and a store. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a first time buyer or a family!



### Directions

From Carlisle City Centre proceed South along London Road. Turn left at the traffic lights onto Cumwhinton Road. Continue on this road. Turn left at the round about onto Garlands Road. Take the second turning onto Hunters Crescent and turn right onto Moorside Drive. Continue on this road heading into the Gleeson Homes Moorside Place Development. Continue up the hill turning left onto Keenan 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 a radiator and stairs to the first floor.



### Dining Kitchen 16'1" x 10'1" (4.922m x 3.083m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Sink unit with mixer tap, plumbing for a dishwasher and space for a fridge/freezer. Double glazed window to front, double glazed window to side, radiator and under stairs storage cupboard.



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**Cloakroom/WC 5'8" x 3'0" (1.730m x 0.928m)**



Incorporating a wash hand basin, WC, tiled splash areas, radiator and extractor fan.

**Lounge 13'5" x 10'10" (4.103m x 3.312m)**

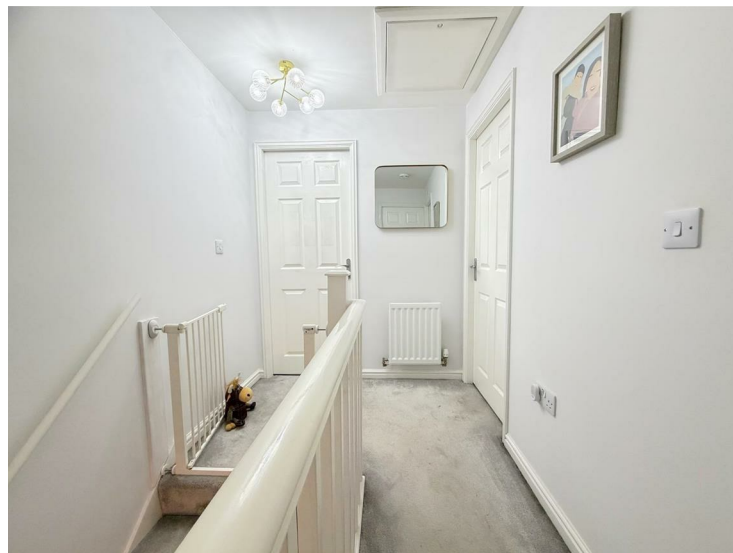


Incorporating double glazed french doors to rear, double glazed window to rear, radiator and LVT flooring.



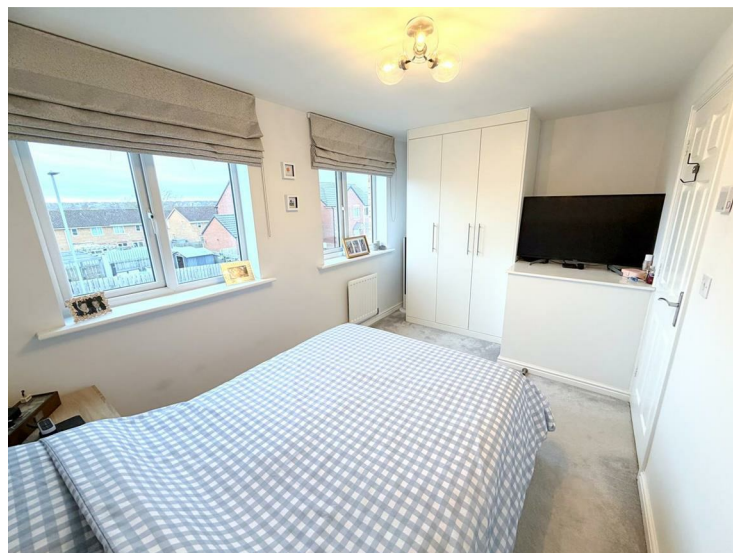


**First Floor Landing**

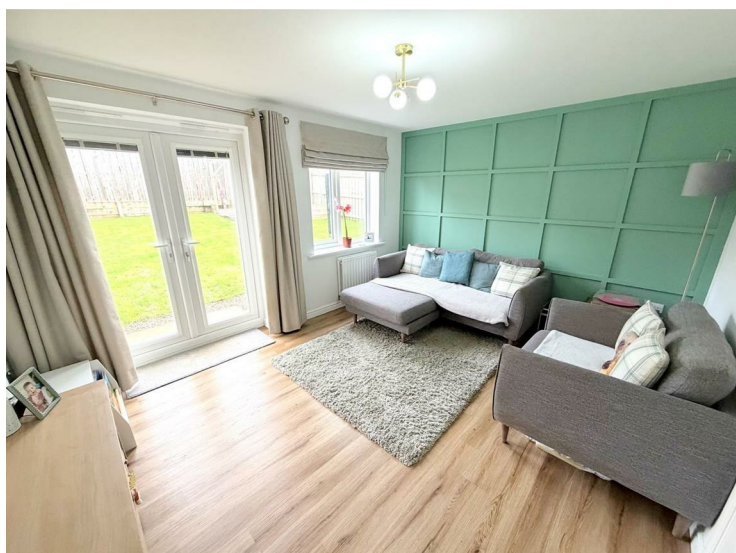


Incorporating a radiator and loft access.

**Bedroom One 13'5" max x 8'3" (4.104m max x 2.540m)**



A double bedroom incorporating two double glazed windows to front, radiator and fitted wardrobes.





**Bedroom Two 12'3" x 7'2" (3.758m x 2.201m)**



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





**Bedroom Three 9'0" x 5'11" (2.757m x 1.807m)**



**Bathroom 7'2" x 5'11" (2.199m x 1.824m)**

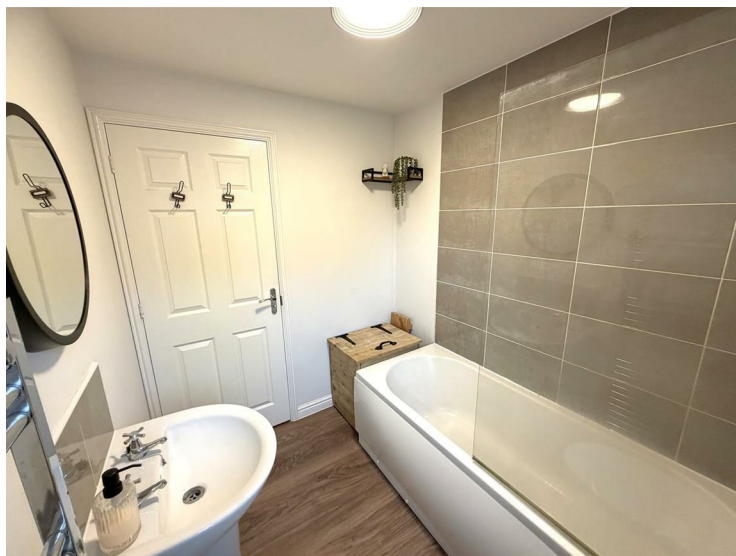


Incorporating a double glazed window to rear and a radiator.



Incorporating a three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Double glazed obscured window to side, heated towel rail, tiled splash areas, laminate floor and extractor fan.





## Outside

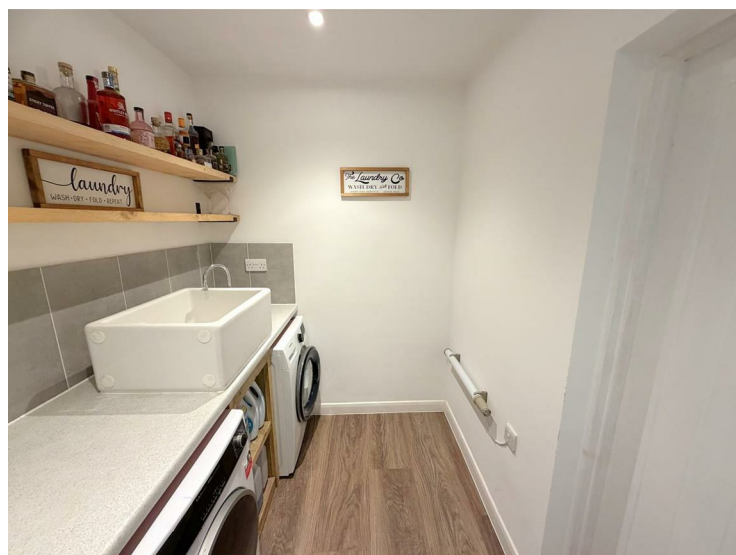


The property is approached by on site parking, lawn area, flower & shrub beds and an outside tap. There is gated access leading to the rear garden which has a patio seating area, Pergola, two outside power points, lawn area, raised flower & shrub beds and access into the utility room and store.

## Garage Overall Size 17'0" x 8'8" (5.202m x 2.645m)

The garage has been converted into a utility room and a store room.

## Utility Room 7'9" x 5'9" (2.385m x 1.770m)



Incorporating a door to side, work surface, sink unit, plumbing for a washing machine, space for a tumble drier and space for a fridge/freezer. Inset ceiling lights, laminate floor, tiled splash areas and door into the store area.

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### Store Area 8'8" x 10'7" (2.645m x 3.226m)

Incorporating an up and over door, power and lighting.

### 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/0090-3946-8890-2107-5771>

### Tenure

The property is Freehold.

### Council Tax

The property is in Council Tax Band B.

### Estate Agents Note

Please note, whilst there is no upkeep fee at present, we have been informed the development will have an upkeep fee once the development is finished.

### 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                                 |                         | 96        |
| (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 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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