



5 Keenan Road, Carlisle, CA1 3UF

Offers over £150,000

Vicinity Homes are delighted to offer to the market this immaculately presented, two double bedroom, semi detached house situated within the popular Gleeson Homes Moorside Place Development which is to the South of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, popular Primary Schools and has excellent access to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge, cloakroom/WC and a dining kitchen with french doors. To the first floor there are two good sized double bedrooms and a modern bathroom. The property also benefits from double glazing, central heating, on site parking for two vehicles, garden to front and a landscaped garden to rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a family. The property is offered to the market with no onward chain.

Directions

Proceed South along London Road. Turn left at the traffic lights onto Cumwhinton Road and continue on this road. At the round about take the first exit onto Garlands Road. Take the second left onto Hunters Crescent and then right onto Moorside Drive. Continue on this road heading into the Gleeson Homes Development. Turn left onto Keenan Road. The property is situated on the left 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.



Lounge 15'1" x 10'0" (4.617m x 3.054m)



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



www.vicinityhomes.co.uk

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Dining Kitchen 13'5" x 7'10" (4.114m x 2.399m)



Cloakroom/WC 5'4" x 3'2" (1.643m x 0.980m)

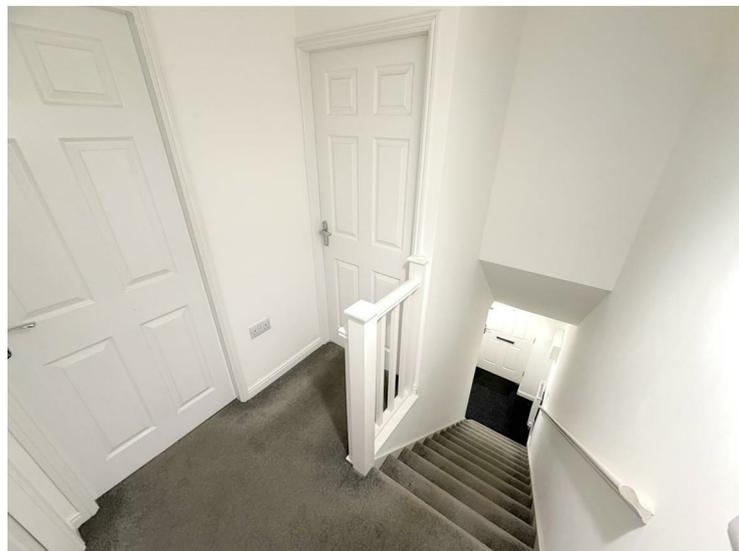


Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Sink unit with mixer tap, plumbing for a washing machine, space for a fridge/freezer, double glazed window to rear, double glazed french doors to rear and a radiator.

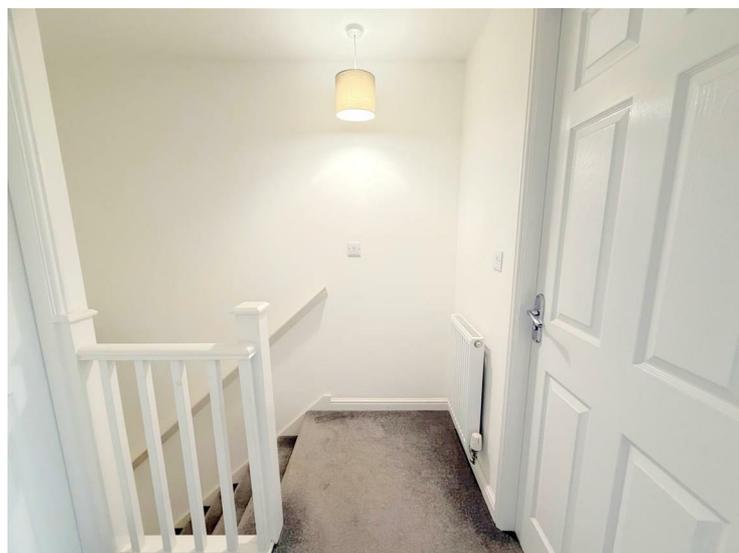


Incorporating a wash hand basin, WC radiator, tiled splash areas and extractor fan.

First Floor Landing



Incorporating a radiator and loft access.



Bedroom One 13'6" max x 10'2" (4.124m max x 3.103m)



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



Bedroom Two 12'10" x 7'4" (3.936m x 2.260m)



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



Bathroom 7'5" x 5'9" (2.267m x 1.769m)

Outside



Incorporating a modern three piece suite comprising of a bath with shower attachment & shower over, pedestal wash hand basin and WC. Double glazed obscured window to rear, radiator, tiled splash areas and extractor fan.

The property is approached by a front garden and on site parking for two vehicles. To the rear of the property there is a good sized, enclosed landscaped garden with lawn area, patio seating area, shillied area, outside tap and gated access to the front.



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/2159-1038-1130-2158-4292>

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.

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.

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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.

