



**8 Lough Wood Crescent, Scotby, Carlisle, CA4 8FT**

**Offers in the region of  
£147,000**

Vicinity Homes are delighted to offer to the market this immaculately presented and deceptively spacious, two double bedroom semi detached house situated on the sought after Story Homes Lough Wood Crescent Development in Scotby. The property is close to a range of local amenities within the village including a Pub, play park and popular Primary School. There is a regular bus route nearby and the property also has excellent access to the A69, M6 and into Carlisle. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, lounge and a modern dining kitchen with a range of integrated appliances and french doors to the garden. To the first floor there are two double bedrooms and a modern bathroom. The property also benefits from double glazing, central heating, block paved on site parking leading to the side of the house for two vehicles, EV charger and a landscaped garden to rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. The property is part of The Council's Affordable Housing Scheme and is offered to the market at 70% of the full property value. A purchaser will need to have a local connection to the area to purchase the property. The property is offered to the market with no onward chain.

### Directions

Head East along the A69 and turn right into Scotby. Continue on this road through the village. Turn right onto Lough Wood 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 LVT flooring.

### Cloakroom/WC 6'0" x 3'2" (1.852m x 0.983m)



Incorporating a wash hand basin, WC, double glazed obscured window to front, radiator, LVT flooring and inset ceiling lights.



### Lounge 15'0" x 13'8" (4.590m x 4.183m)



Incorporating a double glazed window to front, radiator, LVT flooring, under stairs storage and stairs to the first floor.

**Dining Kitchen 15'0" x 7'9" (4.585m x 2.382m)**



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





### First Floor Landing



Incorporating a radiator, built in storage cupboard and loft access with a pull down ladder.



**Bedroom One 15'1" max x 10'2" max x 6'11" min (4.617m max x 3.112m max x 2.117m min)**



A double bedroom incorporating two double glazed windows to rear and a radiator.



**Bedroom Two 11'5" x 8'1" (3.485m x 2.483m)**



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



**Bathroom 6'6" x 5'6" (2.003m x 1.691m)**



Incorporating a modern three piece suite comprising of a bath with waterfall shower & attachment, wash hand basin and WC. Double glazed obscured window to front, heated towel rail, tiled splash areas, inset ceiling lights and extractor fan.

**Outside**



The property is approached by a lawn area, block paved on site parking for two vehicles leading to the side of the house and an EV charger. To the rear of the property there is an enclosed landscaped garden with patio seating areas, timber decked seating area, outside tap, outside power point and gated access to the front.

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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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## 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/7830-0330-9009-0376-0226>

## Tenure

The property is Freehold.

## Council Tax

The property is in Council Tax Band B.

## Estate Agents Note

We have been informed there is an annual development upkeep fee payable which was £303.06 for the year. There is a local occupancy rule for this property, buyers must have a local connection to the area to purchase the property.

## 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



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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.

