



**29 Cumwhinton Road, Carlisle, CA1 3LA**

**Offers over £170,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom semi detached house situated in a sought after area to the South of the City Centre. The property is close to a range of local amenities, regular bus route, popular Primary & Secondary Schools and has excellent access to the City Centre, the M6 Motorway and the new City Bypass. The accommodation briefly comprises of a lounge with a bay window, modern kitchen, utility room and shower room. To the first floor there are three bedrooms and a bathroom. The property also benefits from double glazing, central heating, block paved on site parking for two vehicles and gardens to front & 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

From Carlisle City Centre proceed South along London Road. Turn left onto Cumwhinton Road. The property is situated on the left hand side and can be identified by our "For Sale" sign.

### Lounge 16'1" max x 15'6" (4.918m max x 4.741m)



Approached by a door to front, incorporating a double glazed bay window to front, two radiators, coving to the ceiling and stairs to the first floor.



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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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

**Kitchen 11'0" x 9'9" (3.354m x 2.987m)**



Incorporating a range of modern fitted wall and base units with complementary work surface over, oven point and cooker hood over. Integrated fridge, integrated freezer, integrated dishwasher, tiled splash areas and 1.5 sink unit with mixer tap. Laminate floor, double glazed window to rear, radiator and coving to the ceiling.



**Utility Room 5'11" x 5'4" (1.808m x 1.630m)**



Incorporating modern fitted wall and base units with complementary work surface over, plumbing for a washing machine, space for a tumble dryer, door to rear, laminate floor and coving to the ceiling.

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**Shower Room 5'3" x 3'8" (1.616m x 1.134m)**



Incorporating a modern three piece suite comprising of a shower cubicle, wash hand basin and WC. Double glazed obscured window to side, radiator, laminate floor, extractor fan, splash boards and coving to the ceiling.

**Bedroom One 15'6" x 8'0" max (4.743m x 2.441m max)**



A double bedroom incorporating a double glazed window to front, radiator and coving to the ceiling.

**First Floor Landing**



Incorporating a double glazed obscured window to side, built in storage cupboard, loft access and coving to the ceiling.



**Bedroom Two 11'3" x 8'8" (3.453m x 2.660m)**



A double bedroom incorporating a double glazed window to rear, radiator and coving to the ceiling.



**Bedroom Three 8'0" x 6'5" (2.453m x 1.961m)**



Incorporating a double glazed window to rear, radiator and coving to the ceiling.



**Bathroom 6'7" min x 5'6" (2.030m min x 1.681m)**

**Outside**



Incorporating a modern three piece suite comprising of a bath with shower over, wash hand basin set to vanity unit and WC. Extractor fan, tiled floor, splash boards, heated towel rail and coving to the ceiling.

The property is approached by a front garden with lawn area, shilled borders and a paved pathway leading down the side of the house. To the rear of the property there is an enclosed garden with artificial grass area, timber decked seating area, storage shed and gated access leading to the block paved driveway providing parking for two vehicles.

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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 C

<https://find-energy-certificate.service.gov.uk/energy-certificate/0310-2152-9650-2006-8251>

## Council Tax

The property is in Council Tax Band B.

## Tenure

The property is Freehold.

## 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).

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**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.

