



**Prospect School Road, Cumwhinton, Carlisle, CA4 8DU**

**Offers over £290,000**

Vicinity Homes are delighted to offer to the market this extended & bay fronted, link semi detached house situated within the sought after village of Cumwhinton. The village boasts a popular Primary School, Public House, Village Hall, Cafe and has excellent access into Carlisle, The A69, M6 and surrounding villages. The accommodation briefly comprises of an entrance hallway, lounge with bay window and multi fuel stove, sitting room with patio doors, utility room/WC and an open plan dining kitchen & family room with double glazed french doors to the rear garden. To the first floor there are three double bedrooms, modern en suite shower room, en suite WC and a modern four piece family bathroom. The property also benefits from double glazing, central heating, block paved on site parking for two vehicles and an enclosed rear garden. Viewing is absolutely essential to fully appreciate accommodation on offer. An ideal purchase for a family!

### Directions

Heading into Cumwhinton from Carlisle on Cumwhinton Road. Turn left at the T Junction and turn right onto School 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 built in storage cupboard, oak flooring and stairs to the first floor.

### Lounge 16'4" max x 12'10" (4.993m max x 3.923m)



Incorporating a double glazed bay window to front with window seat, radiator, vinyl flooring, coving to the ceiling, under stairs storage cupboard and a feature fireplace with a multi fuel stove.



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Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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

**Sitting Room 24'3" x 6'9" (7.403m x 2.061m)**



Incorporating double glazed patio doors to front, two radiators and oak flooring.



**Utility Room/WC 8'8" x 3'8" (2.647m x 1.138m)**

Incorporating a sink unit, WC, double glazed window to side, oak flooring, tiled floor, plumbing for a washing machine and heated towel rail.



**Open Plan Dining Kitchen & Family Room 22'6" max x 16'4" min x 15'8" (6.868m max x 4.990m min x 4.777m)**



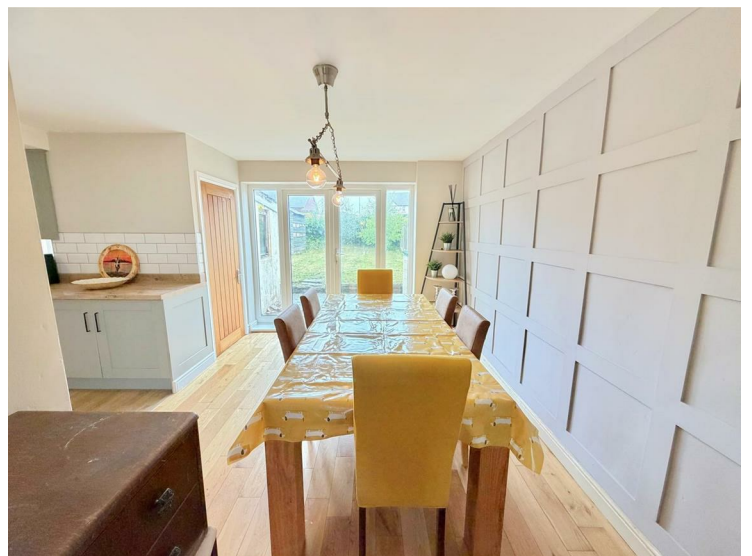
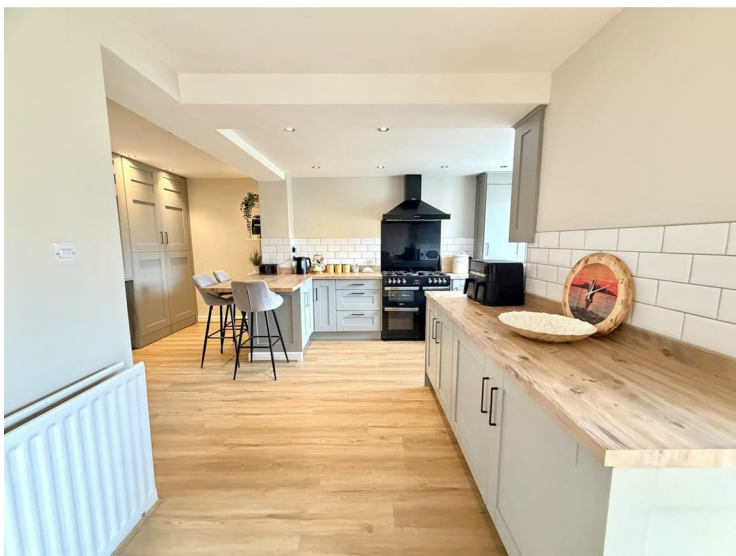
Incorporating a range of fitted wall and base units with complementary work surface over, breakfast bar and oven point with cooker hood over. Tiled splash areas, 1.5 sink unit with mixer tap, plumbing for a dishwasher, space for a fridge and space for a freezer. Double glazed window to rear, radiator, vinyl flooring, oak flooring, double glazed french doors to rear, inset ceiling lights and french doors to the sitting room.

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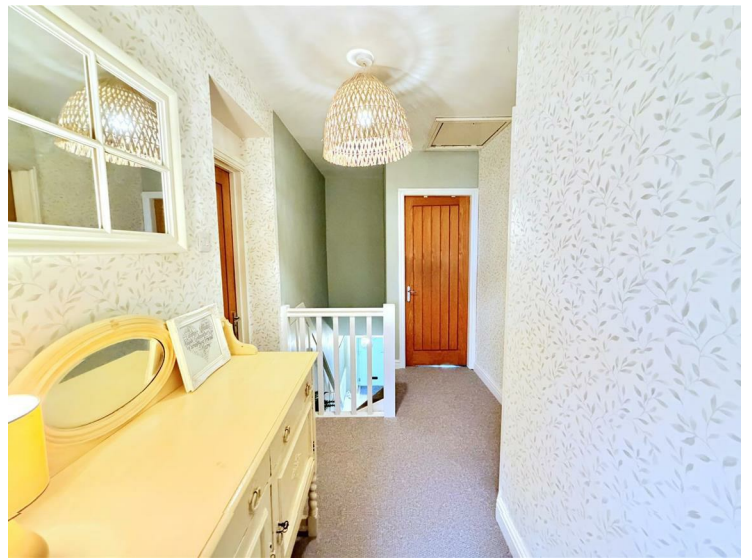
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**First Floor Landing**



Incorporating loft access.

**Bedroom One 14'3" x 10'11" (4.365m x 3.334m)**



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



**En Suite Shower Room 8'1" max x 4'2" min x 6'7" (2.488m max x 1.272m min x 2.018m)**



Incorporating a modern three piece suite comprising of a shower cubicle with waterfall shower & attachment, pedestal wash hand basin and WC. Tiled splash areas, heated towel rail, extractor fan, inset ceiling lights and panelled ceiling.

**Bedroom Two 13'1" x 12'7" max (3.989m x 3.837m max)**



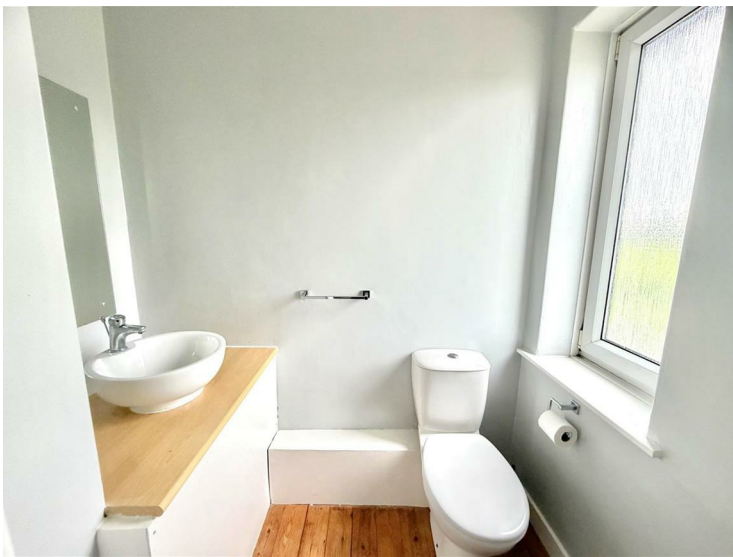
A double bedroom incorporating a double glazed bay window to front, radiator and fitted units with work surface over.



**Bedroom Three 11'2" max x 10'6" max (3.422m max x 3.205m max)**



**En Suite WC 6'5" max x 4'1" (1.957m max x 1.246m)**



Incorporating a WC, wash hand basin, double glazed obscured window to front and exposed floor boards.

A double bedroom incorporating a double glazed window to rear, radiator and fitted wardrobe/storage.





**Bathroom 13'5" x 6'7" (4.091m x 2.016m)**

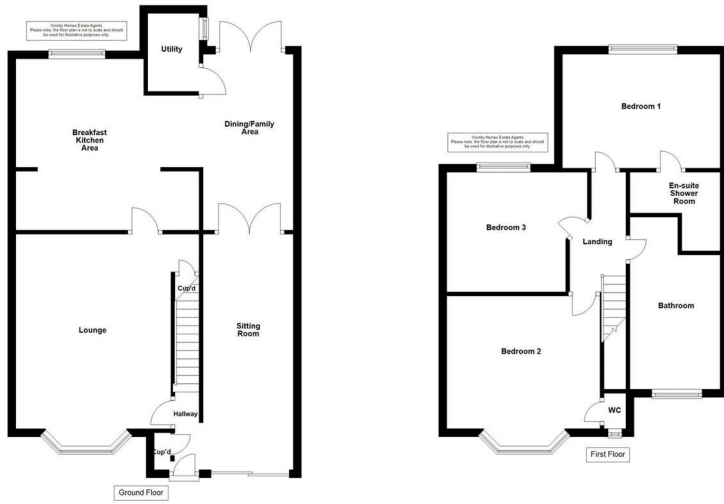
**Outside**



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

The property is approached by block paved on site parking for two vehicles and a shilled area. To the rear of the property there is an enclosed garden with lawn area, patio seating area and an outside tap.

## Floor Plan



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

## EPC Band TBC

The EPC has been ordered. More details to follow.

## Tenure

The property is Freehold.

## Council Tax

The property is in Council Tax Band C.

## 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.

## 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.

## 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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