



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

**Offers over £200,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom, detached family home situated within the popular Gleeson Homes Moorside Place Development which is located to the South of Carlisle City Centre. The property is close to a range of local amenities, regular bus routes, popular Primary Schools and has excellent access to the City Centre, Southern City Bypass and the M6 Motorway. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, lounge and dining kitchen with french doors. To the first floor there are three bedrooms and a family bathroom. The property also benefits from double glazing, central heating, parking for two cars, garage and a generous sized rear garden. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family.

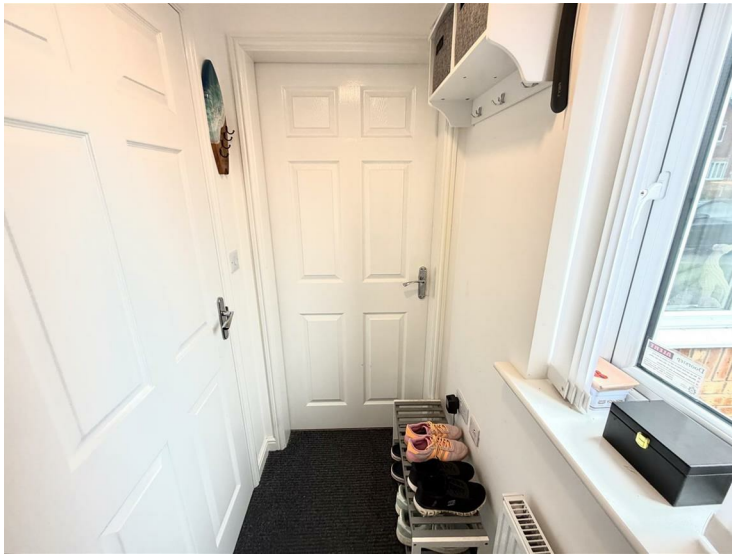
### Directions

Proceed South along London Road. Turn left onto Cumwhinton Road. Take the first left onto Garlands Road. Turn left onto Hunters Crescent and left onto Moorside Drive. Continue on this road 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 double glazed window to side and a radiator.



### Cloakroom/WC 5'2" x 2'10" (1.596m x 0.864m)



Incorporating a wash hand basin, WC, double glazed obscured window to side and a radiator.

### Lounge 14'8" max x 11'10" min x 14'7" (4.487m max x 3.619m min x 4.447m)



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

**Dining Kitchen 14'6" x 9'5" (4.437m x 2.871m)**



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



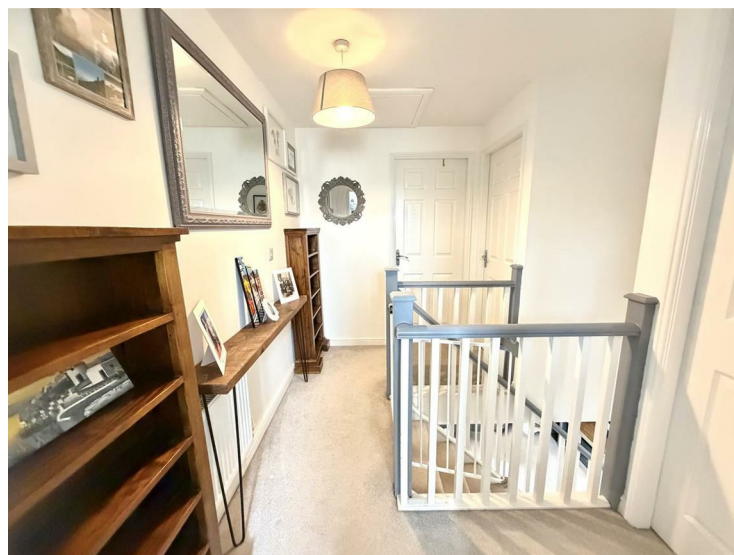
[www.vicinityhomes.co.uk](http://www.vicinityhomes.co.uk)

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

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## First Floor Landing



Incorporating a radiator and loft access.



**Bedroom One 11'2" x 8'2" (3.428m x 2.503m)**



A double bedroom incorporating a double glazed window to front, radiator and fitted walk in wardrobe.



**Bedroom Two 9'5" x 8'1" (2.888m x 2.486m)**



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

Bedroom Three 8'1" x 6'1" (2.480m x 1.857m)



Incorporating a double glazed window to front and a radiator.



### Bathroom 6'1" x 6'1" (1.865m x 1.864m)



Incorporating a three piece suite comprising of a bath with mixer tap & shower over, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, radiator, tiled splash areas and extractor fan.



### Outside



The property is approached by on site parking for two vehicles, garage, flower & shrub beds, outside tap and outside power point. To the rear of the property there is a good sized garden with patio seating area, lawn area, flower & shrub beds, outside power point, outside tap and gated access to the front.



### **Garage 17'5" x 8'11" (5.317m x 2.741m)**

Incorporating an up and over door, door to rear, lighting and power.

### **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/9982-5016-1358-1319-7240>

### **Council Tax**

The property is in Council Tax Band C.

### **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.



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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.

