



32 Axson Drive, Carlisle, CA1 3FZ

**Offers in the region of
£122,500**

Vicinity Homes are delighted to offer to the market this immaculately presented, modern, three bedroom, mid link house situated in a cul-de-sac within the sought after Taylor Wimpey The Coppice Development which is located 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 City Centre, M6 Motorway and the new Southern City Bypass. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, modern kitchen and dining lounge with french doors to the garden. To the first floor there are three bedrooms and a modern bathroom. The property also benefits from double glazing, central heating, allocated parking space and a good sized rear garden. 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 Carlisle to purchase the property.

Directions

Proceed South along London Road. Turn left at the traffic lights onto Cumwhinton Road. Turn left at the round about onto Garlands Road and continue on this road. Turn left onto Woodrow Drive and turn right at the T Junction. Turn right onto Axson Drive, take the first left then turn right. 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 stairs to the first floor.



Kitchen 11'0" x 7'3" (3.361m x 2.214m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Plumbing for a washing machine, 1.5 sink unit with mixer tap, plumbing for a dishwasher, space for a fridge/freezer, double glazed window to front and a radiator.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk



[Cloakroom/WC 6'1" x 3'0" \(1.864m x 0.938m \)](#)

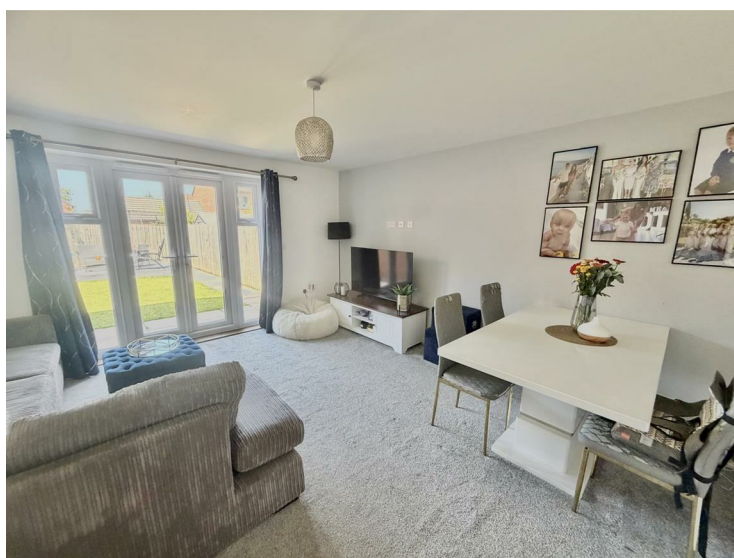


Incorporating a pedestal wash hand basin, WC, double glazed obscured window to front, radiator and tiled splash areas.





Dining Lounge 14'2" x 14'4" (4.341m x 4.373m)

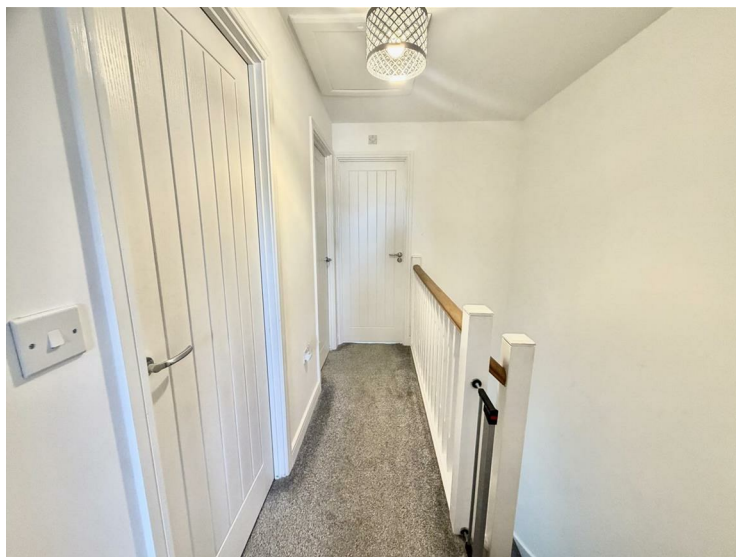


Incorporating double glazed french doors to rear, radiator and under stairs cupboard.

First Floor Landing



Incorporating loft access point.



Bedroom One 13'6" x 7'10" (4.134m x 2.397m)



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



Bedroom Two 11'9" x 7'10" (3.586m x 2.400m)



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



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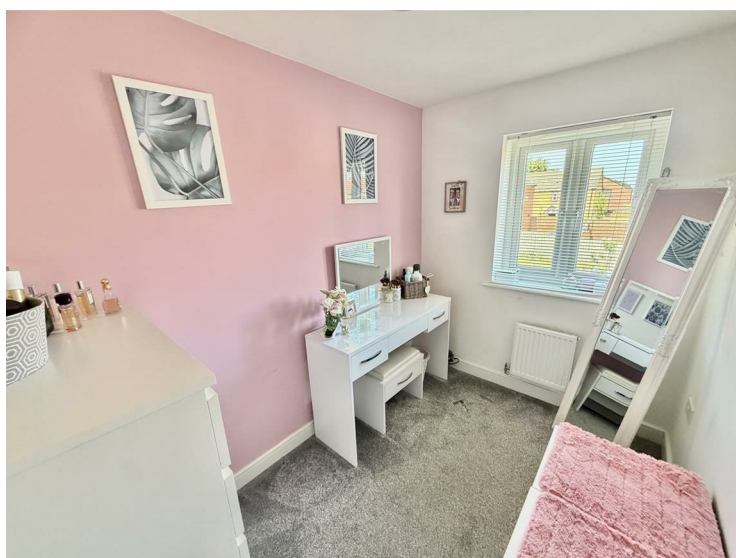
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Bedroom Three 8'10" x 6'1" (2.712m x 1.864m)



Bathroom 6'2" x 6'0" (1.902m x 1.854m)



Incorporating a double glazed window to rear and a radiator.



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

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Outside



To the front of the house there is an allocated parking space and a shillied area. To the rear of the property there is a good sized enclosed garden with timber decked seating area, patio seating area, lawn area, outside tap and gated access.

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/9939-5910-3319-2960-5234>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band B.

Estate Agents Note

Please note, there is an annual development upkeep fee which was £149.87 for 2025/26.

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.

