



8 Keenan Road, Carlisle, CA1 3UF

Offers over £200,000

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom detached house situated within the sought after 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 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, lounge and a modern dining kitchen with french doors to the rear garden. To the first floor there are three bedrooms and a family bathroom. The property also benefits from double glazing, central heating, on site parking, garage and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a first time buyer or 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 right 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" (1.590m x 0.878m)



Incorporating a wash hand basin, WC, double glazed obscured window to side, radiator, extractor fan and tiled splash area.

Lounge 14'7" x 14'7" max x 11'9" min (4.470m x 4.470m max x 3.603m min)



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

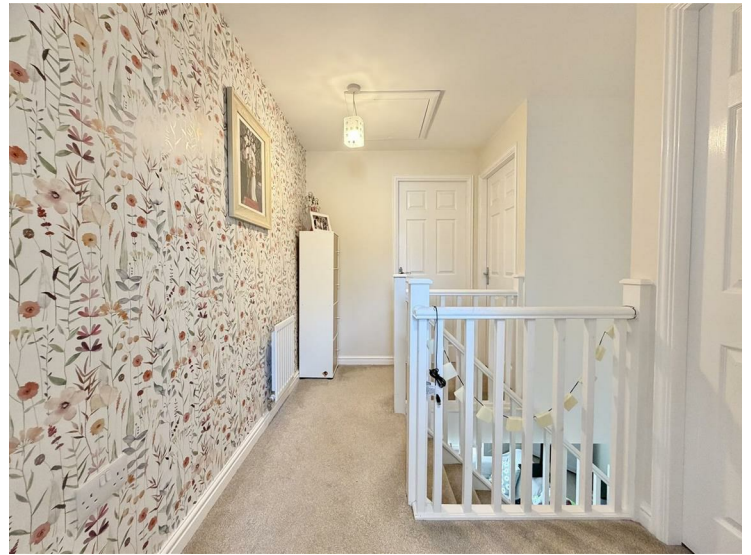
Dining Kitchen 14'6" x 9'5" (4.439m x 2.891m)



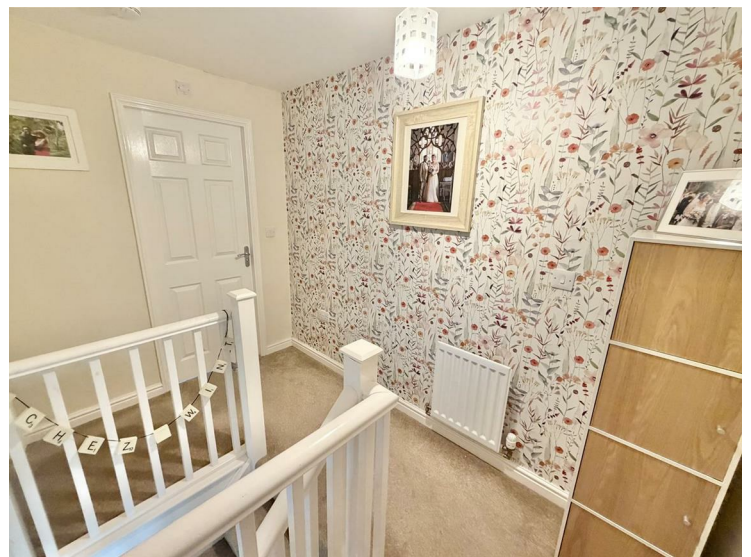
Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Tiled splash areas, sink unit with mixer tap, plumbing for a washing machine and space for a fridge/freezer. Double glazed window to rear, double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



First Floor Landing



Incorporating a radiator and loft access.



Bedroom One 11'3" x 8'2" (3.449m x 2.492m)



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



Bedroom Two 11'1" max x 9'5" min x 8'2" (3.392m max x 2.893m min x 2.492m)



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

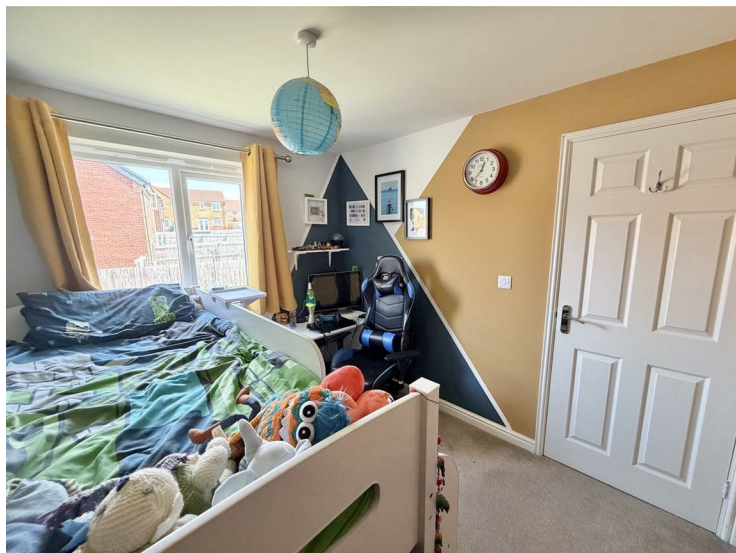


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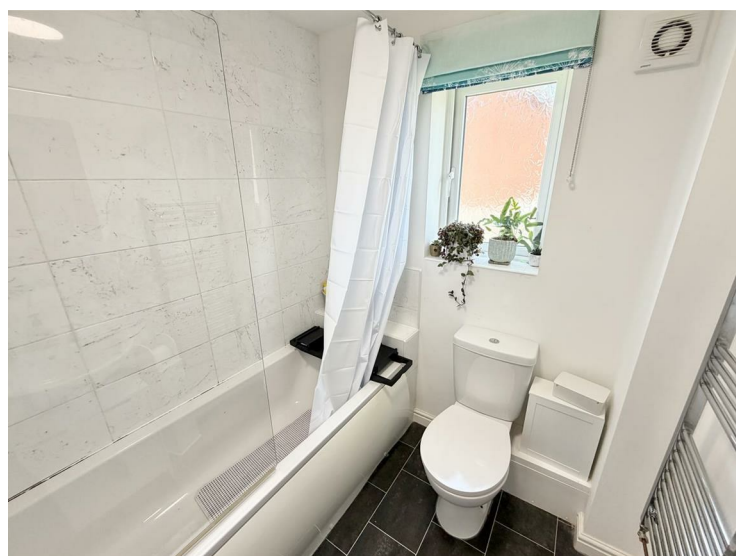
Bedroom Three 8'1" x 6'1" (2.487m x 1.864m)



Bathroom 6'1" x 6'0" (1.869m x 1.844m)



Incorporating a double glazed window to front and a radiator.



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



Outside



The property is approached by on site parking leading to the garage and a lawn area. To the rear of the property there is a good sized enclosed garden with a lawn area and gated access to the front.



Garage 17'5" x 8'11" (5.315m x 2.739m)

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

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/9535-3624-5123-2790-6491>

Council Tax

The property is in Council Tax Band C.

Tenure

The property is Freehold.

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.

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

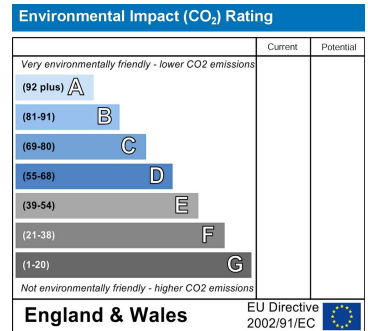
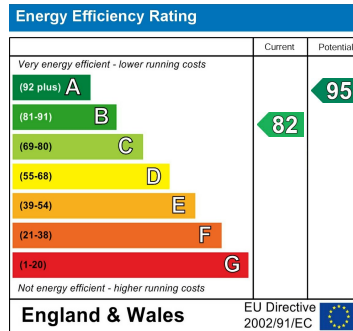
or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

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.



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