



1 Lytham Court, Carlisle, CA2 7TN

**Offers in the region of
£325,000**

Vicinity Homes are delighted to offer to the market this spacious, detached family home situated to the West of Carlisle City Centre on a quiet, no through road off Orton Road. 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 and the Western City Bypass providing transport links to the M6. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, lounge with french doors to the garden, utility room and a spacious dining kitchen with a range of integrated appliances, island unit and breakfast bar. To the first floor there are four good sized bedrooms, master en suite/dressing area and a modern four piece family bathroom. The property also benefits from double glazing, under floor central heating, block paved & shilled on site parking for approximately three vehicles, good sized garage and garden to side. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family.

Directions

Proceed West along Wigton Road. Turn right onto Orton Road. Turn left onto Lytham Close, follow the road to the left and continue straight ahead.

Entrance Hallway



Approached by a door to front, incorporating LVT flooring, coving to the ceiling, under stairs storage cupboard and stairs to the first floor.



Cloakroom/WC 4'10" x 4'3" (1.485m x 1.307m)



Incorporating a wash hand basin, WC, double glazed skylight to front, tiled floor, tiled splash areas and extractor fan.

Dining Kitchen 19'3" x 13'0" (5.889m x 3.969m)



Incorporating a range of modern fitted wall and base units with complementary Quartz work surface over, integrated oven, integrated microwave/oven and integrated hob with cooker hood over. Island unit with breakfast bar, sink unit with mixer tap, integrated dishwasher, integrated wine cooler, integrated fridge and integrated freezer. Two double glazed skylights to rear, two double glazed window to front, LVT flooring, door to rear and inset ceiling lights.

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Utility Room 10'1" x 3'10" (3.086m x 1.193m)



Incorporating fitted base units with work surface over, sink unit with mixer tap, plumbing for a washing machine, LVT flooring, double glazed window to side and tiled splash areas.

Lounge 19'8" max x 13'4" max x 10'8" min (6.008m max x 4.068m max x 3.271m min)



Incorporating double glazed french doors to side, double glazed window to side, three double glazed windows to front, LVT flooring and coving to the ceiling.



First Floor Landing



Incorporating a double glazed skylight to rear, built in storage cupboard and loft access.



Bedroom One 11'10" max x 16'6" max (3.618m max x 5.043m max)



A double bedroom incorporating two double glazed skylights to front, fitted wardrobe/storage and a shower cubicle. There is some restricted head height.

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En Suite/Dressing Area 9'7" x 5'7" (2.932m x 1.709m)



Incorporating a pedestal wash hand basin, WC, double glazed obscured skylight to rear, extractor fan and inset ceiling lights.

Bedroom Two 13'1" x 8'10" (3.992m x 2.716m)



A double bedroom incorporating a double glazed window to front and loft access.



Bedroom Three 10'8" x 9'4" (3.265m x 2.846m)



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

Bedroom Four 10'9" min x 6'9" max (3.278m min x 2.060m max)



Incorporating a double glazed window to side and fitted wardrobe/storage.



Bathroom 7'11" max x 5'11" (2.429m max x 1.818m)



Incorporating a modern four piece suite comprising of a roll top bath with mixer tap, shower cubicle with waterfall shower & attachment, wash hand basin and WC. Double glazed obscured skylight to front and extractor fan.



Outside



The property is approached by block paved and shillied on site parking for approximately three vehicles leading to the good sized garage. To the side of the property there is a grassed area, patio seating areas, raised flower & shrub beds, outside tap and two gates with access to the front of the house.



Garage 11'11" x 16'10" (3.641m x 5.143m)

Incorporating an up and over door, power, lighting and 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 information to follow.

Council Tax

The property is in Council Tax Band D.

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.

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.

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Misrepresentation Act 1967

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