Vicinity Homes

ESTATE AGENTS & VALUERS

VH

**57 Langrigg Road, Carlisle, CA2 6DJ** **Offers over £200,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, two double bedroom extended semi detached house situated on a spacious plot within a sought after residential area to the West of Carlisle City Centre. The property is close to a range of local amenities, regular bus routes, popular Primary & Secondary Schools and has excellent access to the City Centre & the Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, modern kitchen, lounge, dining room and a conservatory. To the first floor there are two double bedrooms and a shower room. The property also benefits from double glazing, central heating, on site parking, garage, out building, front garden and a generous sized landscaped garden to the rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a family.

## Directions

From Dalston Road turn right onto Dunmail Drive and left onto Langrigg Road. The property is situated on the right hand side.

## Entrance Hallway

Approached by a door to front, a radiator, double glazed obscured window to front, under stairs storage cupboard, laminate floor and stairs to the first floor.

## Kitchen 18'6" x 7'7" (5.654m x 2.315m)

Incorporating a a range of modern fitted wall and base units with complementary work surface, integrated double oven, integrated hob with cooker hood over. Plumbing for a washing machine, integrated dishwasher, 1.5 sink unit with mixer tap and space for a fridge/freezer. Double glazed window to side, double glazed window to rear, two radiators, laminate floor, built in storage cupboard and door to side.

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**Conservatory 9'7" x 8'2" (2.927m x 2.513m)**

Incorporating a door to rear.

**Lounge 19'8" x 11'10" max x 10'5" (5.995m x 3.632m max x 3.188m)**

Incorporating a double glazed window to front, radiator, coving to the ceiling, french doors and a feature fireplace.

## Dining Room 9'11" x 9'5" (3.046m x 2.876m)

Incorporating double glazed patio doors to rear, radiator and coving to the ceiling.

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**First Floor Landing**
Incorporating a double glazed window to side, loft access and built in storage cupboard.

**Bedroom One 15'3" x 9'4" (4.656m x 2.870m)**

A double bedroom incorporating a double glazed window to front, radiator and built in storage cupboard.

## Bedroom Two 10'6" x 9'11" (3.219m x 3.036m)

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

## Shower Room 7'7" x 5'5" (2.324m x 1.657m)

Incorporating a three piece suite comprising of a shower cubicle, pedestal wash hand basin and WC. Double glazed obscured window to rear, radiator, tiled splash areas and splash boards.

## Outside

The property is approached by on site parking leading to the single garage. There is also a patio seating area and flower & shrub beds. To the rear of the property there is a spacious garden with lawn areas, flower & shrub beds, patio seating areas, shillied area, out building and gated access to the front.

## Garage 16'1" x 8'5" (4.917m x 2.588m)
Incorporating an electric roller door, door to side, window to side, power and lighting.

## Out Building 8'5" x 7'6" (2.590m x 2.295m)
Incorporating a window to rear, door to side, power and lighting.

## Floor Plan

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

## EPC Band C
https://find-energy-certificate.service.gov.uk/energy-certificate/9438-1011-6202-8529-0200

## Tenure
The property is Freehold.

## Council Tax
The property is in Council Tax Band B.

## 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.

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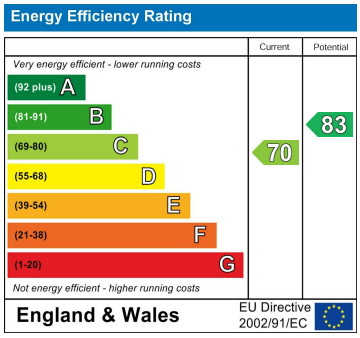
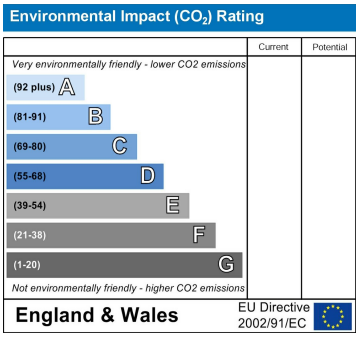
## Free, No Obligation Valuation

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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