Vicinity Homes

ESTATE AGENTS & VALUERS

VH









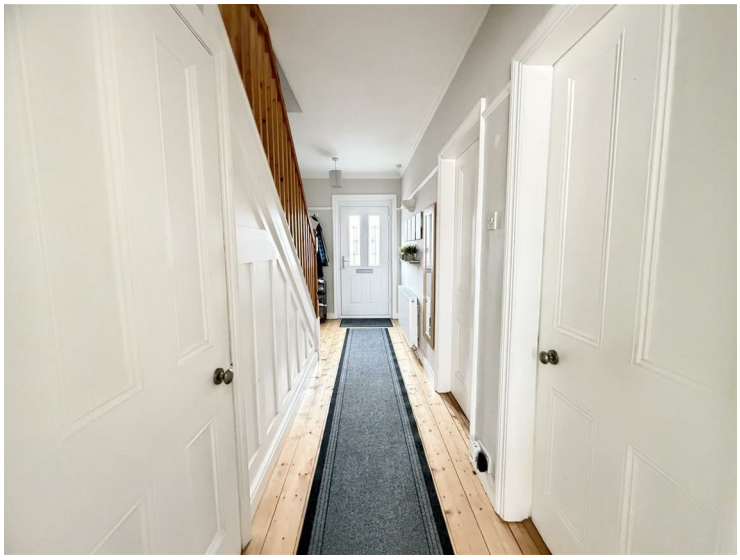
145 Scotland Road, Carlisle, CA3 9HF **Offers over £250,000**

Vicinity Homes are delighted to offer to the market this immaculately presented and extended, three bedroom semi detached house situated within a sought after area of Carlisle to the North of the 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, City Bypass and the M7 Motorway. The accommodation has been modernised by the current vendor and briefly comprises of an entrance hallway, lounge with bay window, sitting room with multi fuel stove & french doors, cloakroom/WC and a modern dining kitchen with french doors to the rear garden. To the first floor there are three bedrooms and a modern shower room. The property also benefits from double glazing, central heating, resin driveway, integral garage with electric door and a good sized garden to rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family.

Directions

Proceed North from Hardwicke Circus onto Stanwix Bank and continue straight ahead onto Scotland 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 radiator, exposed floor boards, coving to the ceiling, door to the garage and stairs to the first floor. There is an understairs storage cupboard which houses the Saniflo WC with wash hand basin.



Lounge 15'0" max x 11'0" (4.581m max x 3.377m)



Incorporating a double glazed bay window to front, radiator, exposed floor boards, coving to the ceiling and an open fireplace.



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Sitting Room 12'3" x 11'0" (3.757m x 3.372m)





Incorporating double glazed french doors to rear, radiator, exposed floor boards and a multi fuel stove.

L Shaped Dining Kitchen 16'8" max x 16'10" max (5.095m max x 5.131m max)





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, 1.5 sink unit with mixer tap, integrated microwave, plumbing for a washing machine and space for a fridge/freezer. Double glazed window to rear, door to side, double glazed french doors to rear, radiator and coving to the ceiling.







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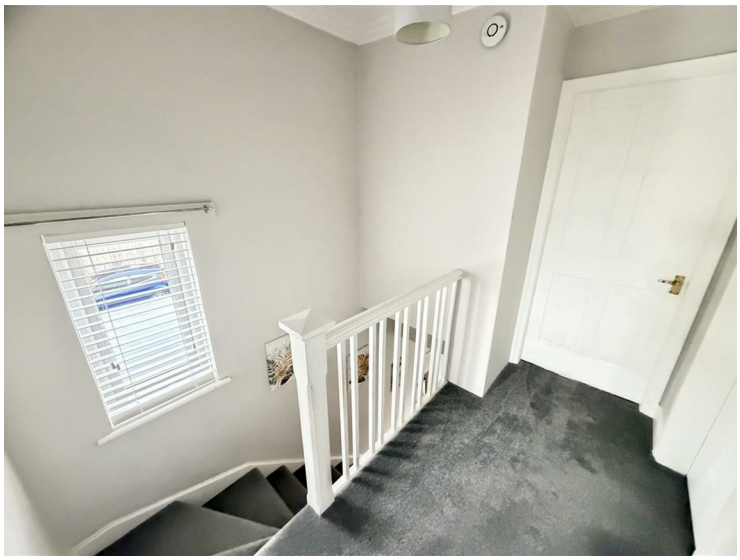
First Floor Landing



Incorporating a double glazed window to side.

Bedroom One 12'4" x 11'1" (3.762m x 3.382m)



A double bedroom incorporating a double glazed window to front, radiator and coving to the ceiling.

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Bedroom Two 12'4" x 11'0" max (3.764m x 3.370m max)





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



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Bedroom Three 7'3" x 7'0" (2.224m x 2.150m)



Incorporating a double glazed window to front, radiator, built in storage area and coving to the ceiling.

Shower Room 7'9" x 6'7" (2.377m x 2.015m)



Incorporating a modern three piece suite comprising of a walk in double shower cubicle, wash hand basin set to vanity unit and WC. Splash boards, panelled ceiling, inset ceiling lights, double glazed obscured window to rear, heated towel rail, laminate floor and extractor fan.

Outside





The property is approached by a resin driveway with parking for one vehicle leading to the integral garage and a shillied area. To the rear of the property there is a good sized garden with a raised timber decked seating area, out building, shillied area, flower & shrub beds, outside tap, shed and gated access to the side.







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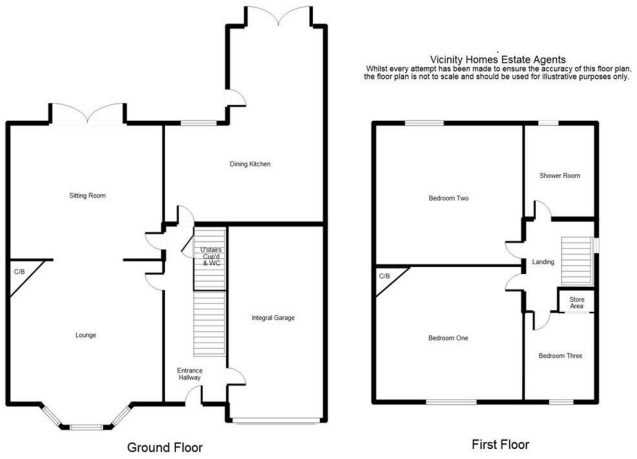
Integral Garage 17'1" x 9'2" (5.228m x 2.800m)
Incorporating an electric roller door, power, lighting and door into the integral garage.

Floor Plan



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

EPC Band D
https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2784-6470-2425-6875

Council Tax
The property is in Council Tax Band C.

Tenure
The property is Freehold.

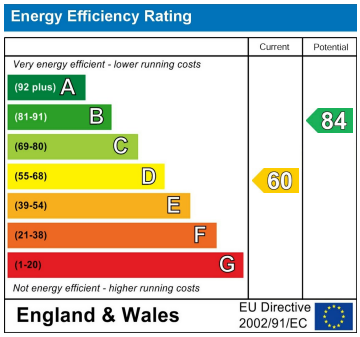
Viewings
Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: sales@vicinityhomes.co.uk.

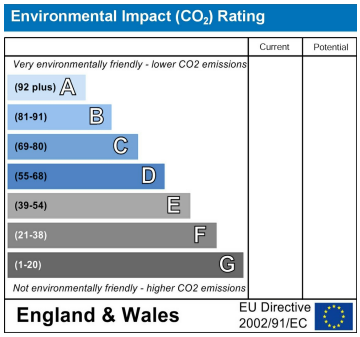
Referral Fees
We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates. It is your decision whether you choose to deal with Fisher Financial Associates. In making that decision, you should know that we will receive commission from the company worth approximately £50 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.

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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