



**70 Kingmoor Road, Carlisle, CA3 9QG**

**Offers over £160,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom, semi detached house situated to the North of the City Centre. The property is close to a range of local amenities, regular bus routes, popular Primary & Secondary Schools, Kingmoor Nature Reserve and has excellent access to the City Centre, Western City Bypass and the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge, dining kitchen and a rear porch/utility room. To the first floor there are three bedrooms and a bathroom. The property also benefits from double glazing, central heating, on site parking for approximately three vehicles, car port and gardens to front & rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family or a first time buyer. The property does require some modernisation which is reflected within the asking price and is offered to the market with no onward chain.

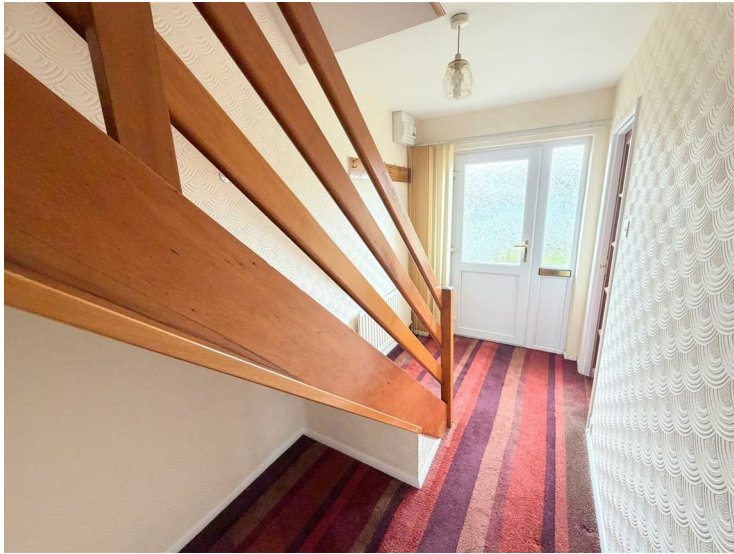
### Directions

Proceed North up Stanwix Bank, staying in the left hand lane, turn left at the traffic lights onto Etterby Street. Continue on this road, heading to the outskirts of Carlisle on Kingmoor 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 radiator, under stairs storage area and stairs to the first floor.



### Dining Kitchen 15'3" x 10'2" max (4.650m x 3.113m max)



Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven, integrated grill and integrated hob with cooker hood over. Sink unit with mixer tap, tiled splash areas, integrated fridge, double glazed window to rear, window to rear and radiator.



[www.vicinityhomes.co.uk](http://www.vicinityhomes.co.uk)

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**Rear Porch/Utility Room 9'5" x 5'10" (2.875m x 1.800m)**



**Incorporating plumbing for a washing machine, double glazed window to rear and door to side.**





**Lounge 14'3" x 9'4" (4.365m x 2.858m)**



Incorporating a double glazed window to front, radiator, feature fireplace and sliding doors into the dining kitchen.

### First Floor Landing



Incorporating a double glazed window to side, built in storage cupboard and loft access with pull down ladder. The loft is boarded.

### Bedroom One 12'9" x 8'9" (3.891m x 2.669m)



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



**Bedroom Two 9'9" x 6'8" (2.978m x 2.037m)**



Incorporating a double glazed window to front and a radiator.



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**Bedroom Three 8'3" x 6'9" (2.537m x 2.082m)**

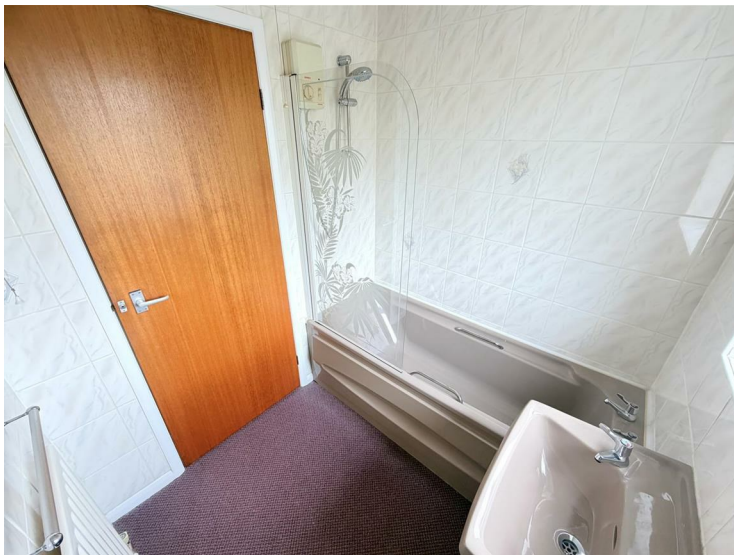


Incorporating a double glazed window to front, radiator and built in storage cupboard.

## Bathroom 6'1" x 5'7" (1.867m x 1.703m)



Incorporating a three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Double glazed obscured window to rear, radiator and tiling to all walls.



## Outside



The property is approached by on site parking for approximately three vehicles with a car port to the side. There is also a lawn area, flower & shrub beds and an outside power point. To the rear of the property there is a patio seating area, raised flower & shrub beds, outside tap and a good sized shed.

## 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/7436-5424-9600-0179-1222>

## 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](mailto:sales@vicinityhomes.co.uk).

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## 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

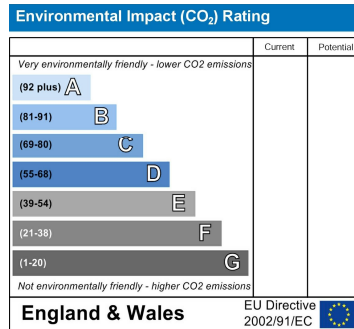
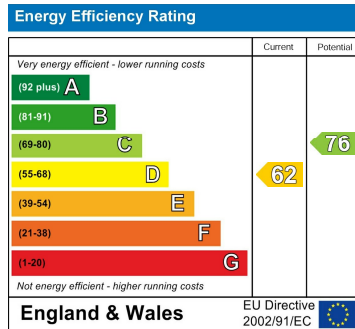
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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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