



59 Longlands Road, Carlisle, CA3 9AE

Offers over £400,000

Vicinity Homes are delighted to offer to the market this spacious and detached family home situated on a sought after street in a very desirable area to the North 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 and the M6 Motorway. The accommodation briefly comprises of an entrance porch, hallway, sitting room/study, dining lounge with patio doors, modern kitchen, utility room, rear hall and cloakroom/WC. To the first floor there are four double bedrooms and a spacious four piece family bathroom. The property also benefits from double glazing, central heating, on site parking for three vehicles, garage, garden to front and a good sized garden to the rear. Viewing of this family home is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family! The property is offered to the market with no onward chain.

Directions

Proceed North up Stanwix Bank, staying in the right hand lane turn right at the traffic lights onto Brampton Road. Turn right onto Longlands Road. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Entrance Porch

Approached by a door to front, incorporating tiled floor and built in storage.

Hallway



Incorporating an under stairs storage cupboard, radiator and stairs to the first floor.



Sitting Room/Study 9'10" x 11'6" (3.018m x 3.512m)



Incorporating a double glazed window to front and a radiator.

Dining Lounge 21'10" max x 11'11" min x 16'1" max x 9'10" m in (6.676m max x 3.647m min x 4.903m max x 3.001m in)



Incorporating a double glazed window to side, double glazed window to rear, double glazed patio doors to rear, three radiators, coving to the ceiling and a feature fireplace.



Kitchen 9'9" x 9'4" (2.994m x 2.851m)



Incorporating a range of modern fitted wall and base units with complementary work surface over and oven point with cooker hood over. Sink unit with mixer tap, space for an under counter fridge, double glazed window to side, radiator, tiled floor and extractor fan.





Utility Room 10'1" x 9'1" (3.093m x 2.788m)



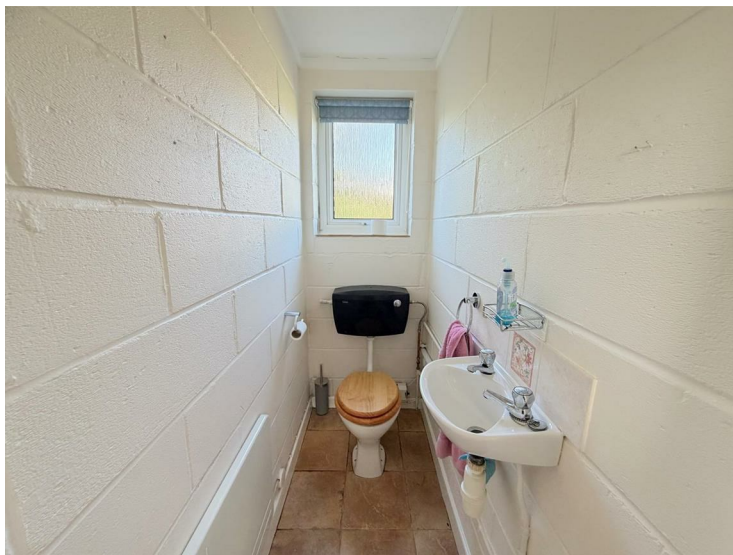
Incorporating a range of fitted wall and base units with complementary work surface over, sink unit with mixer tap, plumbing for a dishwasher and plumbing for washing machine. Double glazed window to rear, door to side, radiator and tiled floor.



Rear Hallway

Incorporating tiled floor and door to the front.

Cloakroom/WC 5'8" x 2'8" (1.750m x 0.836m)



Incorporating a wash hand basin, WC and double glazed obscured window to rear.

First Floor Landing



Incorporating a double glazed window to front, loft access point and built in storage cupboard with a radiator.



Bedroom One 16'1" x 9'2" to w/robe front (4.911m x 2.803m to w/robe front)



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

[View From Bedroom One](#)



Bedroom One has views over the rear garden.

[Bedroom Two 11'6" x 9'9" \(3.513m x 2.997m\)](#)



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

Bedroom Three 10'6" x 9'11" (3.203m x 3.034m)



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





Bedroom Four 9'10" x 9'4" (3.015m x 2.870m)



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

Bathroom 9'4" x 9'0" (2.849m x 2.759m)



Incorporating a modern four piece suite comprising of a bath with mixer tap & shower attachment, shower cubicle, wash hand basin set to vanity unit and WC. Double glazed window to front, double glazed obscured window to side, heated towel rail, tiling to all walls, inset ceiling lights and vinyl flooring.



Outside



The property is approached by block paved on site parking for approximately three vehicles leading to the garage. There is also a lawn area, flower & shrub beds and gated access to the side of the house which has side access into the garage, the rear hallway and the rear garden. To the rear of the property there is a good sized enclosed garden with block paved seating areas, pathways, lawn area, outside tap, flower and shrub beds, summer house and shed.

www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk



Garage 16'6" x 9'5" (5.035m x 2.893m)

Incorporating an up and over door, power, lighting, radiator, door to side, double glazed obscured window to side and a tap.

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/6435-1129-9400-0881-7222>

Council Tax

The property is in Council Tax Band E.

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

www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk

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.

