



**85 Newlaithes Avenue, Carlisle, CA2 6PS**

**Offers over £150,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, two double bedroom, semi detached house situated within a popular 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, utility room, kitchen and dining lounge. To the first floor there are two double bedrooms and a bathroom. The property also benefits from double glazing, central heating, on site parking, garage, store and rear garden. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a first time buyer.

### Directions

Proceed West along Castle Way. Turn left at the traffic lights onto Shaddongate and continue straight ahead onto Dalston Road. Turn right onto Dunmail Drive and left onto Langrigg Road. Turn left onto Newlaithes Avenue. 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 side, incorporating a radiator, vinyl flooring, under stairs storage cupboard and stairs to the first floor.



### Kitchen 9'8" x 7'0" (2.957m x 2.159m)



Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Sink unit with mixer tap, plumbing for a dishwasher and space for under counter fridge and freezer. Double glazed window to rear, door to rear, store/pantry area and vinyl flooring.



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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

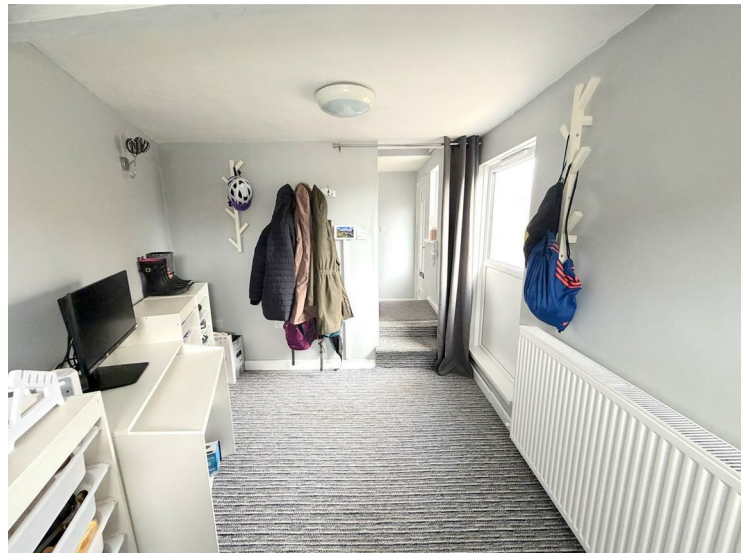
T: 01228 599011

E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)

**Utility Room 11'7" max x 5'6" min x 8'5" max (3.547m max x 1.684m min x 2.579m max)**



Incorporating a work surface, plumbing for a washing machine, space for a tumble drier, double glazed obscured window to side, double glazed window to rear and a radiator.



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

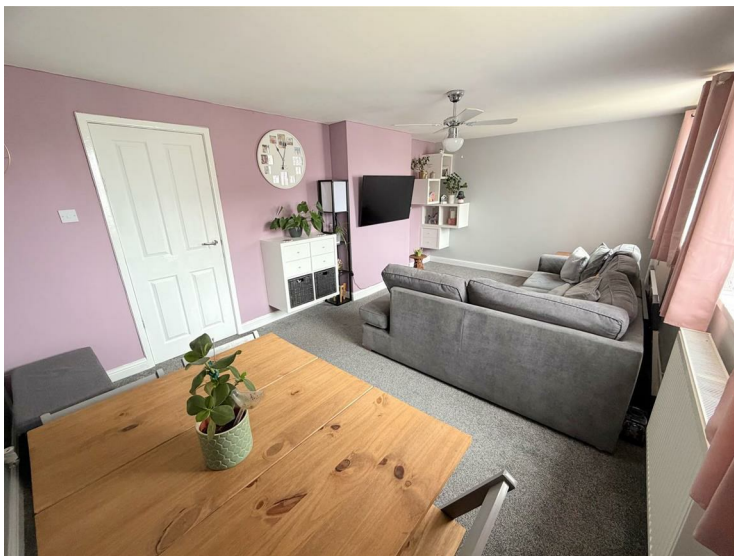
Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)



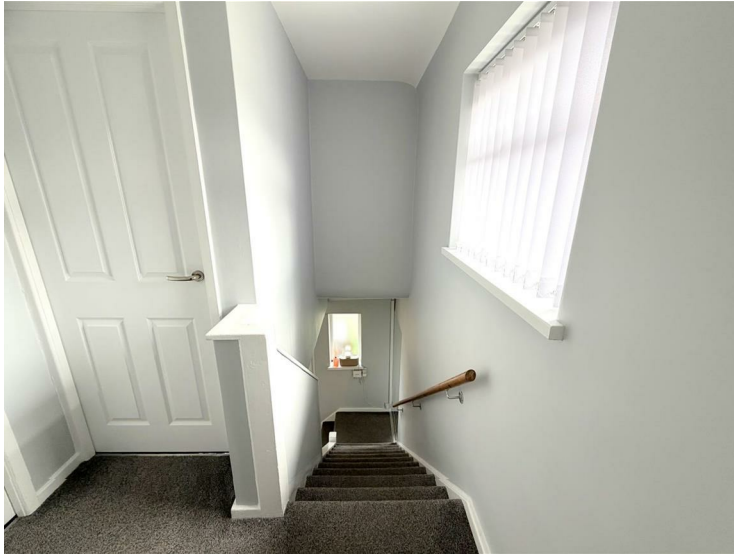
**Dining Lounge 18'7" x 11'1" (5.687m x 3.403m)**



Incorporating two double glazed windows to front and two radiators.



## First Floor Landing

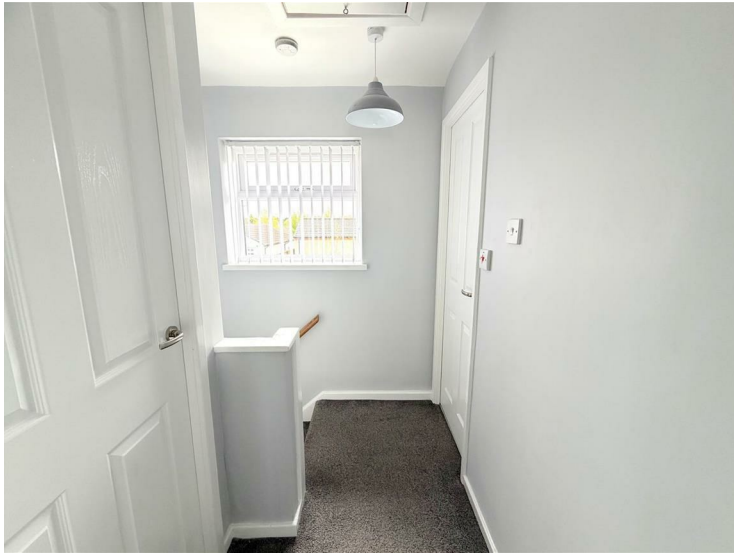


Incorporating a double glazed window to rear and loft access with a pull down ladder.

## Bedroom One 15'3" x 8'11" (4.649m x 2.721m)



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



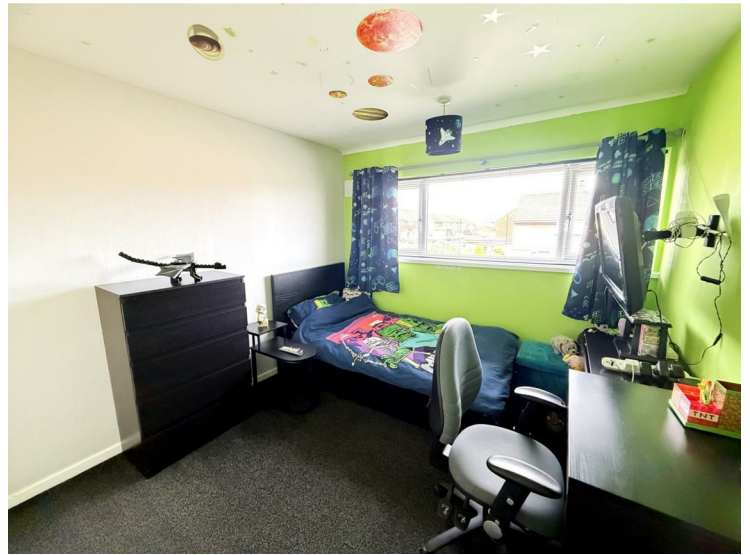
[www.vicinityhomes.co.uk](http://www.vicinityhomes.co.uk)

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

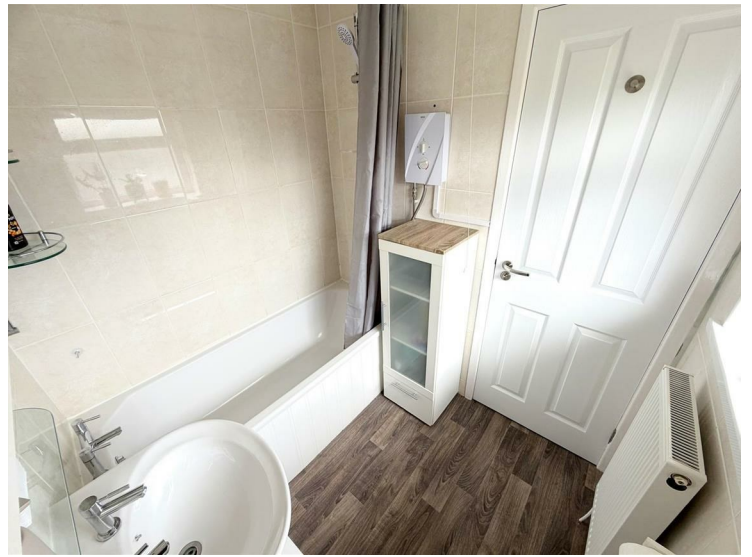
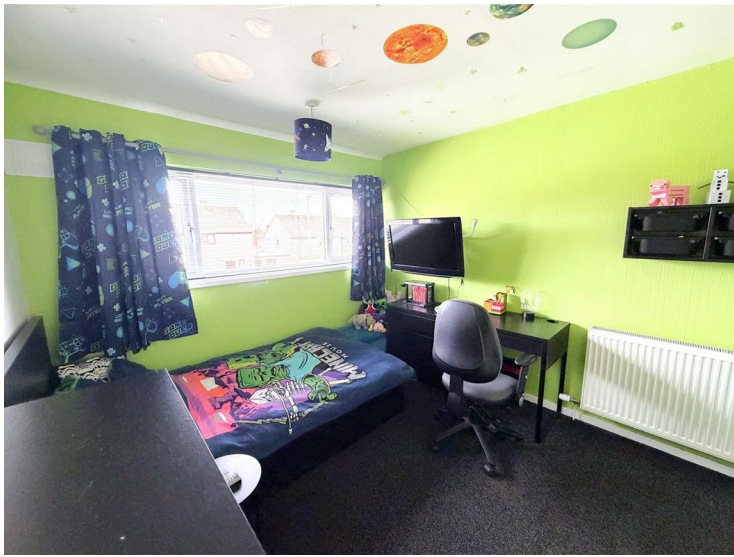
E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)

**Bedroom Two 9'5" x 9'9" min (2.891m x 2.991m min)**



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





**Bathroom 6'4" x 5'6" (1.934m x 1.683m)**



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.

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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)

## Outside



The property is approached by a driveway and shillied area with double gated access to the rear garden. To the rear of the property there is a good sized garden with a patio seating area, lawn area, outside tap, spacious garage and store.



### **Garage 15'11" x 18'4" (4.853m x 5.589m)**

Incorporating an up and over door, door to the garden, power and lighting.

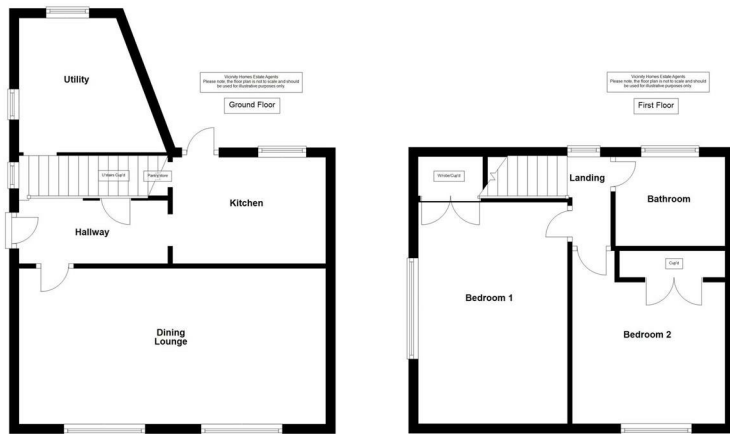
[www.vicinityhomes.co.uk](http://www.vicinityhomes.co.uk)

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)

## Floor Plan



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](mailto:sales@vicinityhomes.co.uk) to arrange an appointment.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
		71
		83

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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/9615-1086-9102-0294-1502>

## Council Tax

The property is in Council Tax Band A.

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

## Free, No Obligation Valuation

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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)