



4 Bewcastle Close, Carlisle, CA3 0PU

**Offers in the region of
£230,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom, extended semi detached house situated in a cul-de-sac within the sought after Lowry Hill area. The property is close to a range of local amenities, regular bus routes, popular Primary & Secondary Schools and has excellent access to the Western City Bypass and the M6 Motorway. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, lounge, dining room and a breakfast kitchen. 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, garage, front garden and a landscaped rear garden. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a first time buyer or a family.

Directions

Proceed North along Scotland Road and onto Kingstown Road. Turn left onto Moorville Drive and continue onto Esk Road. Turn left onto Swinburn Drive and left again onto Bewcastle Close. The property is situated straight ahead and can be identified by our "For Sale" sign.

Entrance Hallway



Approached by a door to front, incorporating a radiator and engineered wood flooring.

Cloakroom/WC 5'1" x 2'11" (1.567m x 0.911m)



Incorporating a wash hand basin set to vanity unit, WC, double glazed obscured window to front, heated towel rail, tiled splash areas and engineered wood flooring.

Lounge 15'11" x 13'10" (4.858m x 4.234m)



Incorporating a double glazed window to front, radiator, engineered wood flooring, coving to the ceiling and stairs to the first floor.



Dining Room 15'9" x 9'7" (4.823m x 2.926m)



Incorporating a double glazed window to rear, door to side, modern radiator, coving to the ceiling, tiled floor and under stairs storage cupboard.



Breakfast Kitchen 13'10" x 8'6" (4.234m x 2.603m)



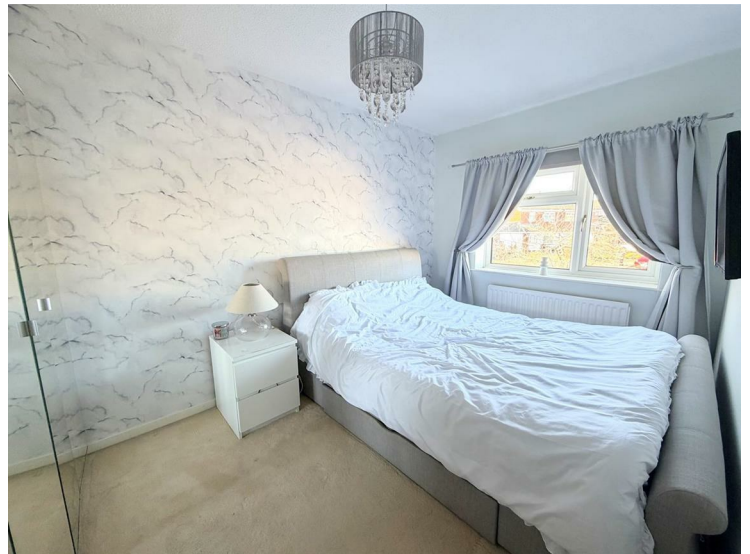
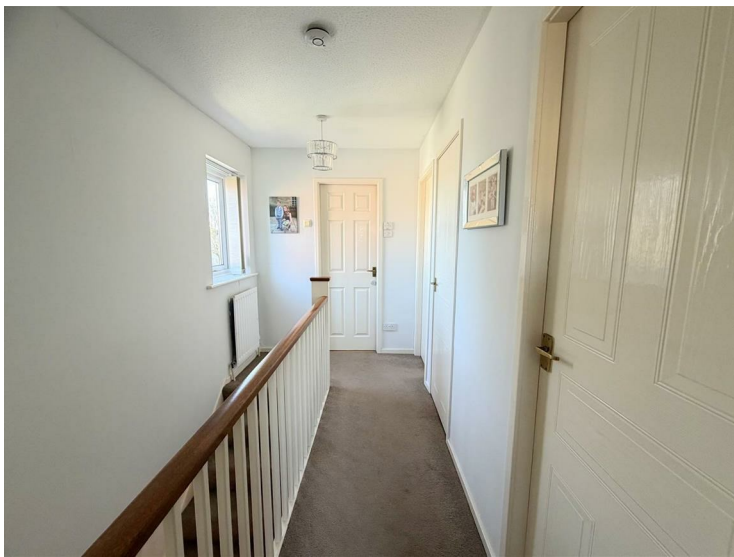
Incorporating a range of modern fitted wall and base units with complementary work surface over, breakfast bar, integrated oven and integrated hob with cooker hood over. Integrated dishwasher, 1.5 sink unit with mixer tap, integrated washing machine, space for a fridge/freezer and tiled floor. Double glazed window to rear, double glazed window to side, four double glazed skylights to side, radiator, door to side and inset ceiling lights.





First Floor Landing

Bedroom One 12'4" x 9'5" max x 7'9" min (3.773m x 2.878m max x 2.373m min)



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

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



Bedroom Two 11'4" x 8'2" (3.463m x 2.511m)



A double bedroom incorporating a double glazed window to rear, radiator, oak flooring and fitted wardrobes/storage.

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Bedroom Three 7'9" x 7'1" (2.381m x 2.176m)



Incorporating a double glazed window to front, radiator and laminate floor.



Bathroom 7'2" x 5'9" (2.194m x 1.768m)



Incorporating a three piece suite comprising of a bath with mixer tap & shower over, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, heated towel rail, tiled floor, tiling to all walls, inset ceiling lights and panelled ceiling.





Outside



The property is approached by on site parking for approximately three vehicles leading to the garage. There is also a lawn area and gated access to the side. To the rear of the property there is a landscaped garden with patio seating area, lawn area, shilled area, outside tap and outside power point.



Single Garage 17'5" x 8'1" (5.314m x 2.486m)

Incorporating an up and over door, door to rear, power, lighting and loft access.

Floor Plan



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

EPC Band B

<https://find-energy-certificate.service.gov.uk/energy-certificate/0588-0065-7266-5123-2964>

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.

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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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