



**5 Falcon Mews, Carlisle, CA1 2WE**

**Offers over £240,000**

Vicinity Homes are delighted to offer to the market this immaculately presented and extended, four bedroom detached family home situated within a sought after residential area to the East of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, popular Primary & Secondary Schools and has excellent access to the City Centre and the M6 Motorway. The accommodation briefly comprises of an entrance hallway, play room, lounge, dining room with french doors, dining kitchen, utility room and cloakroom/WC. To the first floor there are four bedrooms, good sized family bathroom and a en suite shower room. The property also benefits from double glazing, central heating, on site parking for two vehicles, gardens to front and rear and open aspect to the front of the house. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family!

### Directions

From Carlisle City Centre proceed East along Warwick Road. Turn right onto Walkmill Crescent and follow the road to the right. Turn right onto Falcon Mews. The property is situated on the left hand side.

### Entrance Hallway



Approached by a door to front, incorporating a double glazed window to side, oak flooring, inset ceiling lights and stairs to the first floor.



### Play Room 16'11" x 7'10" (5.173m x 2.407m)



Incorporating a double glazed window to front, radiator, oak flooring and inset ceiling lights.



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

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**Lounge 13'5" x 13'3" (4.094m x 4.056m)**



Incorporating a double glazed window to front, radiator, inset ceiling lights, coving to the ceiling and under stairs storage cupboard.



**Dining Room 9'1" x 7'8" (2.791m x 2.343m)**



Incorporating double glazed french doors to rear, wood flooring, radiator, inset ceiling lights and coving to the ceiling.



**Dining Kitchen 12'4" x 9'2" (3.762m x 2.795m)**



Incorporating a range of 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, double glazed window to rear, radiator, space for a fridge/freezer and inset ceiling lights.



## First Floor Landing



### **Utility Room 4'11" x 4'11" (1.518m x 1.506m)**

Incorporating plumbing for a washing machine, space for a tumble dryer, work surface, door to rear, radiator and inset ceiling lights.

### **Cloakroom/WC 4'11" x 3'10" (1.511m x 1.175m)**



Incorporating a wash hand basin set to vanity unit, WC, double glazed obscured window to side, radiator, tiled splash areas and inset ceiling lights.



Incorporating a built in storage cupboard and loft access with a pull down ladder.



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**Bedroom One 21'0" max x 18'0" min x 7'8" (6.421m max x 5.500m min x 2.356m)**

**View From Bedroom One**



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

There is open aspect to the front of the house.

**Bedroom Two 9'4" min x 8'8" (2.870m min x 2.649m)**



A double bedroom incorporating a double glazed window to front, radiator, inset ceiling lights and fitted wardrobe/storage.



**En Suite Shower Room 7'10" max x 4'5" (2.390m max x 1.358m)**



Incorporating a three piece suite comprising of a shower cubicle, wash hand basin set to vanity unit and WC. Double glazed obscured window to side, heated towel rail, tiled splash areas and extractor fan.

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**Bedroom Three 10'0" x 8'7" (3.060m x 2.640m)**



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

**Bedroom Four 7'5" x 5'11" (2.278m x 1.815m)**



Incorporating a double glazed window to front, radiator and fitted wardrobe/storage.



**Bathroom 13'0" x 5'5" (3.975m x 1.654m)**



Incorporating a three piece suite comprising of a generous sized bath with mixer tap, shower attachment & shower over, wash hand basin set to vanity unit and WC. Two double glazed obscured windows to rear, heated towel rail, tiled floor, inset ceiling lights and tiled splash areas.



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## Outside



The property is approached by on site parking for two vehicles. There is a lawn area, outside tap and gated access to the side. To the rear of the property there is a good sized enclosed garden with a timber decked seating area, artificial grassed areas, flower and shrub beds, outside power point and outside tap.



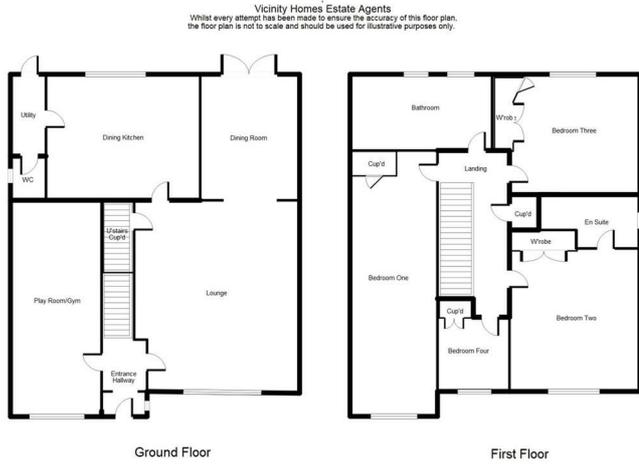
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## Floor Plan



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/2051-6449-5040-2990-5025>

## Tenure

We have been informed the property is Freehold.

## Council

The property is in Council Tax Band C.

## Estate Agents Note

We have been informed the property flooded in 2005 which was prior to the flood defences being built.

## 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

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	84

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	

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