Vicinity Homes

ESTATE AGENTS & VALUERS

VH









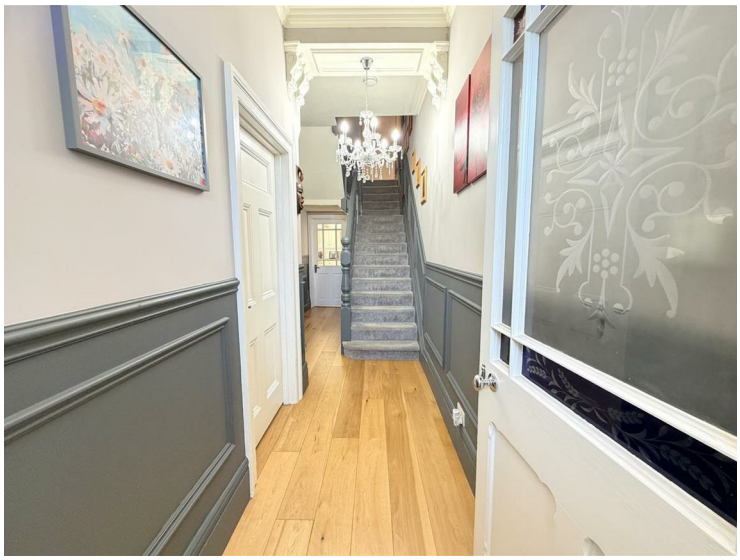
77 Scotland Road, Carlisle, CA3 9HL **Offers over £290,000**

Vicinity Homes are delighted to offer to the market this immaculately presented and spacious, three double bedroom, bay fronted terraced house situated in a sought after residential 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 Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance vestibule, hallway, lounge with bay window & stove, dining room, modern kitchen, utility room and a breakfast room with double glazed french doors. To the first floor there is a split landing, three double bedrooms, bathroom and shower room. The property also benefits from double glazing, central heating, front forecourt and a good sized rear yard with double gated access providing off street parking. Viewing is absolutely essential to fully appreciate the size of the accommodation on offer. An ideal purchase for a family.

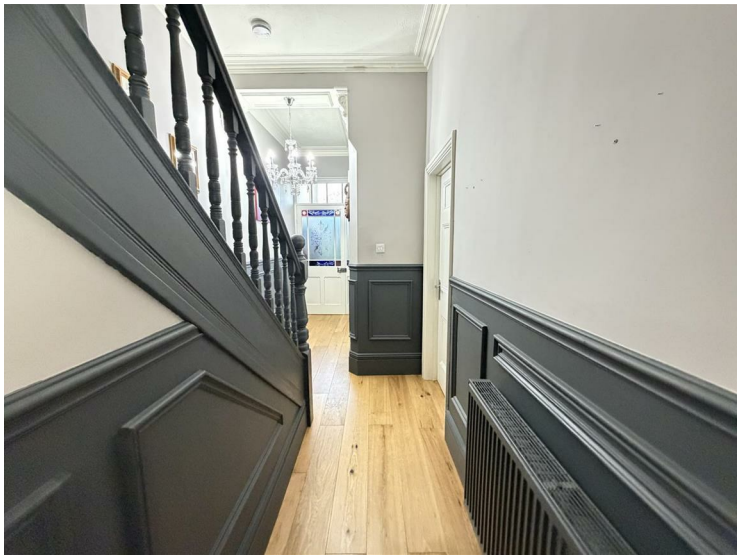
Directions
Proceed North up Stanwix Bank and continue straight ahead onto Scotland Road. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Entrance Vestibule
Approached by a door to front, incorporating coving to the ceiling and tiled floor.

Hallway



Incorporating wooden flooring, radiator, coving to the ceiling and stairs to the first floor.



Lounge 15'7" max x 13'9" (4.755m max x 4.203m)



Incorporating a double glazed bay window to front with shutters, radiator, feature fireplace with stove, laminate floor, coving to the ceiling and ceiling rose.

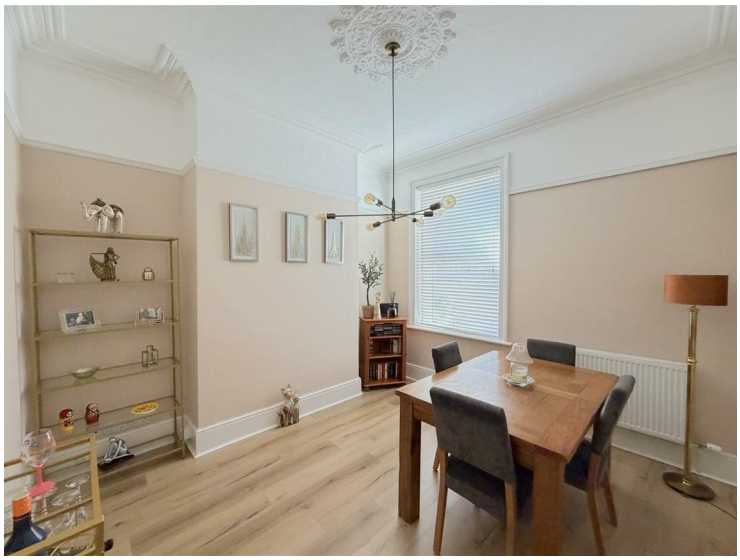


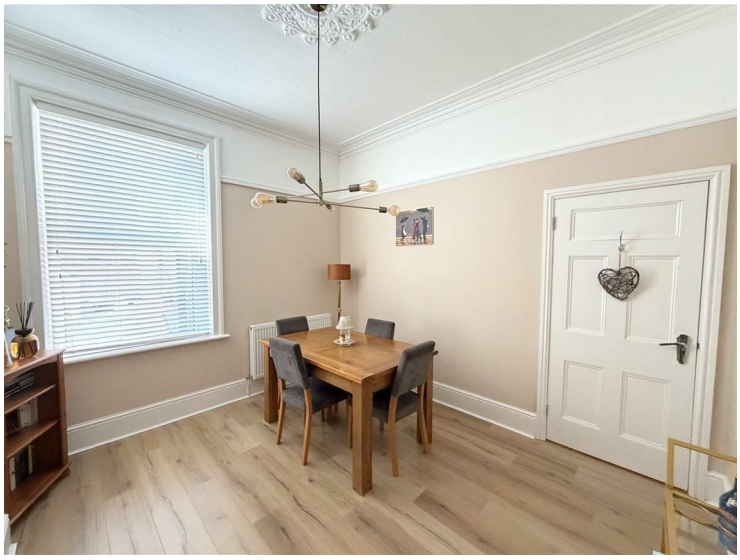
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Dining Room 11'11" x 11'3" (3.647m x 3.438m)





Incorporating a double glazed window to rear, radiator, laminate floor, coving to the ceiling and ceiling rose.

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Kitchen 17'1" x 10'10" (5.227m x 3.307m)





Incorporating a range of fitted wall and base units with complementary oak work surface over and oven point with cooker hood over. Belfast style sink unit with mixer tap, tiled splash areas, integrated fridge, integrated freezer and integrated dishwasher. Two double glazed windows to side, tiled floor, inset ceiling lights and under stairs storage cupboard.





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Breakfast Room/Sitting Room 15'1" x 7'3" (4.621m x 2.217m)



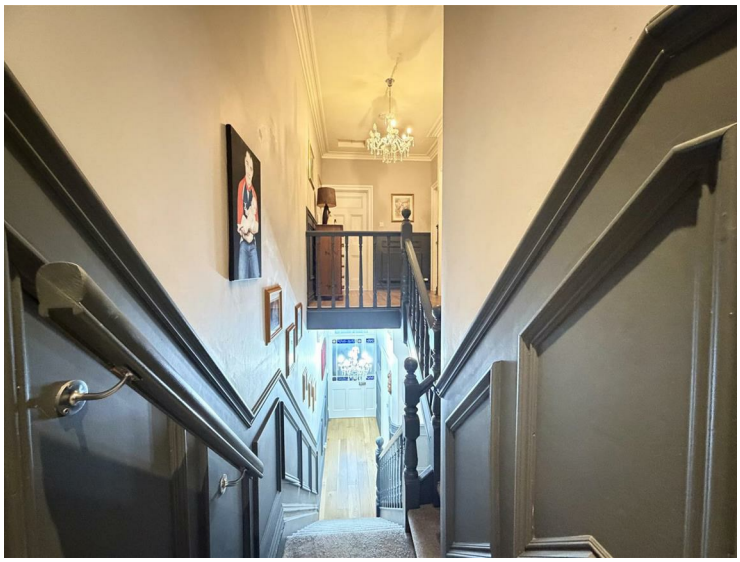
Incorporating double glazed french doors to side, two double glazed windows to side, radiator and laminate floor.

Utility Room 7'2" x 4'9" (2.193m x 1.466m)



Incorporating a range of fitted wall and base units with complementary work surface over, plumbing for a washing machine, space for a tumble drier, double glazed obscured window to rear, tiled floor and loft access.

First Floor Split Landing



Incorporating laminate floor, coving to the ceiling and two loft access points.



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Bedroom One 12'0" x 11'5" (3.682m x 3.481m)





A double bedroom incorporating a double glazed window to rear with shutters, radiator, feature fireplace, laminate floor and coving to the ceiling.



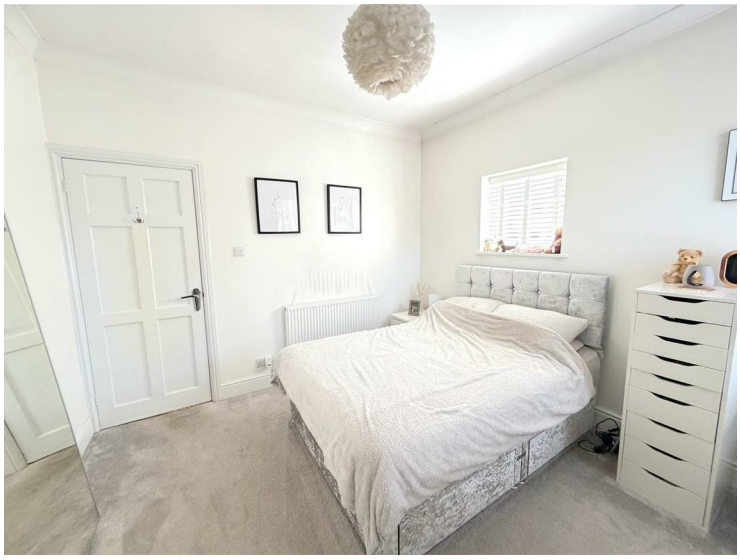
Bedroom Two 10'10" x 10'10" (3.313m x 3.322m)

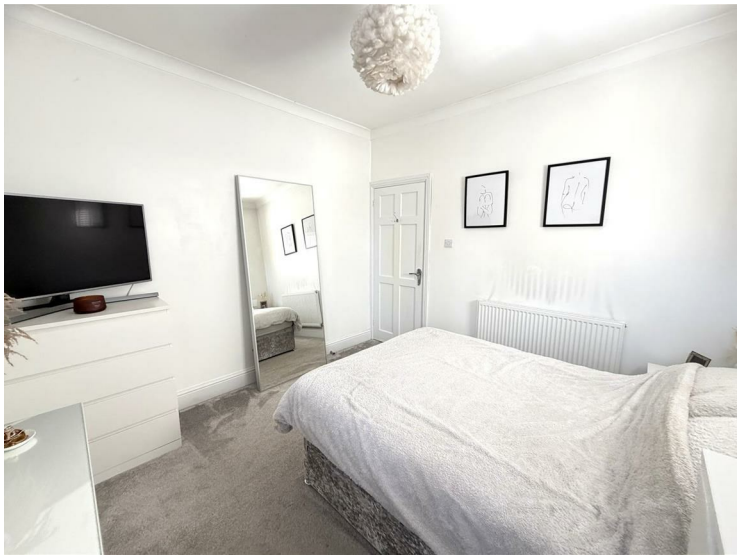


A double bedroom incorporating a double glazed window to rear, double glazed window to side, radiator and coving to the ceiling.

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Bedroom Three 13'0" x 9'5" (3.963m x 2.891m)



A double bedroom incorporating two double glazed windows to front with shutters, radiator, laminate floor, feature fireplace, coving to the ceiling and fitted wardrobe/storage.

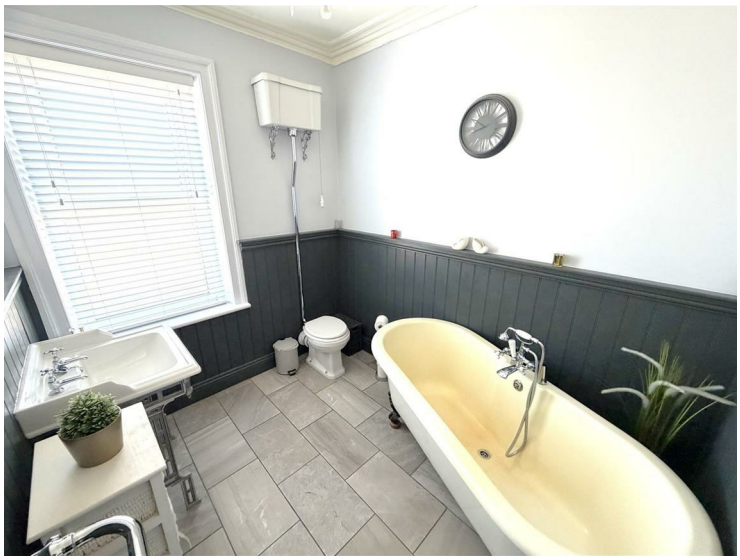


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Bathroom 9'0" x 7'4" (2.756m x 2.252m)





Incorporating a three piece suite comprising of a roll top bath with mixer tap and shower attachment, wash hand basin and WC.
Double glazed obscured window to front, radiator with towel rail, tiled floor and coving to the ceiling.

Shower Room 7'5" x 5'11" (2.268m x 1.810m)



Incorporating a three piece suite comprising of a walk in shower cubicle with waterfall shower & attachment, pedestal wash hand basin and WC. Splash boards, double glazed obscured window to side, tiled floor, radiator and inset ceiling lights.



Outside



The property is approached by a front forecourt. To the rear of the property there is a good sized yard with artificial grass area, patio seating area, outside tap and double gated access providing off street parking.



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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 D

https://find-energy-certificate.service.gov.uk/energy-certificate/8656-7620-4079-1767-0906

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

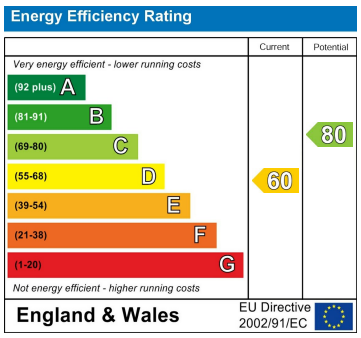
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

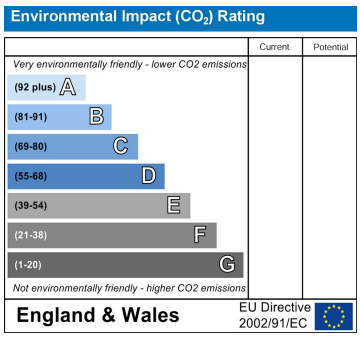
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Free, No Obligation Valuation

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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