



43 Warnell Drive, Carlisle, CA1 3LR

Offers over £110,000

Vicinity Homes are delighted to offer to the market this spacious three bedroom mid link house situated within a popular residential area to the South East of Carlisle City Centre. The property is close to a range of local amenities, regular bus routes, popular Primary Schools and has excellent access to the City Centre and the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge, dining room and kitchen. To the first floor there are three bedrooms and a modern four piece bathroom. The property also benefits from double glazing, central heating and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or an investor. The property does require some modernisation and is offered to the market with no onward chain.

Directions

Proceed South along London Road. Turn left onto Eastern Way and turn right at the traffic lights onto Arnside Way. Turn right onto Mayfield Avenue and left onto Warnell Drive. 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 front, incorporating a radiator, under stairs storage cupboard and stairs to the first floor.

Kitchen 10'4" x 6'0" (3.174m x 1.831m)



Incorporating a range of fitted wall and base units with complementary work surface over and oven point with cooker hood over. Sink unit, tiled splash areas, plumbing for a washing machine, double glazed window to rear, door to rear and tiled floor.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk

Lounge 12'10" x 12'5" (3.919m x 3.800m)



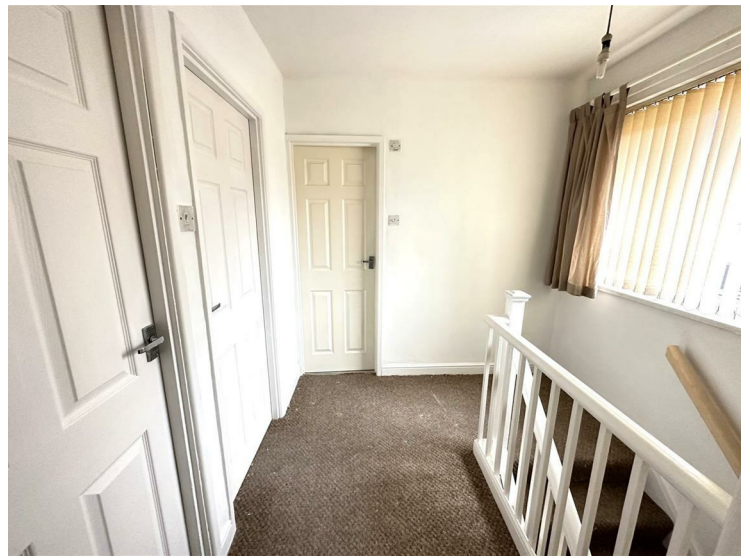
Incorporating a double glazed window to rear, radiator and feature fireplace.



Dining Room 12'5" x 10'5" (3.810m x 3.194m)

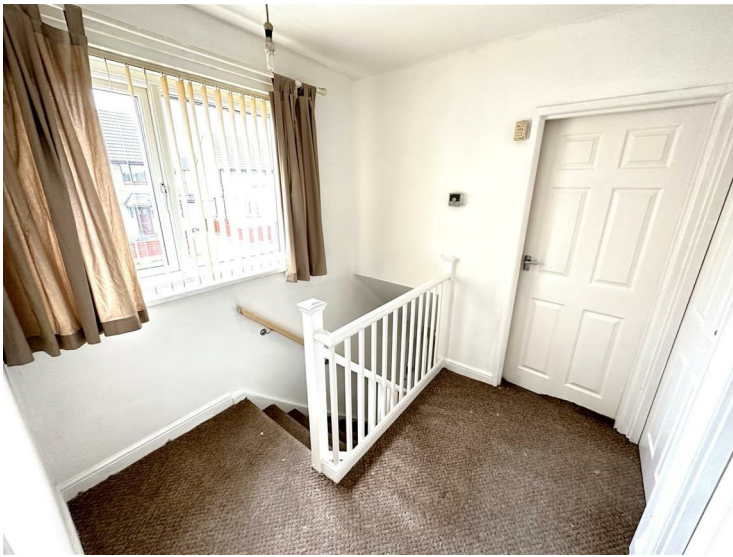


Incorporating a double glazed window to front, radiator and built in storage cupboard.



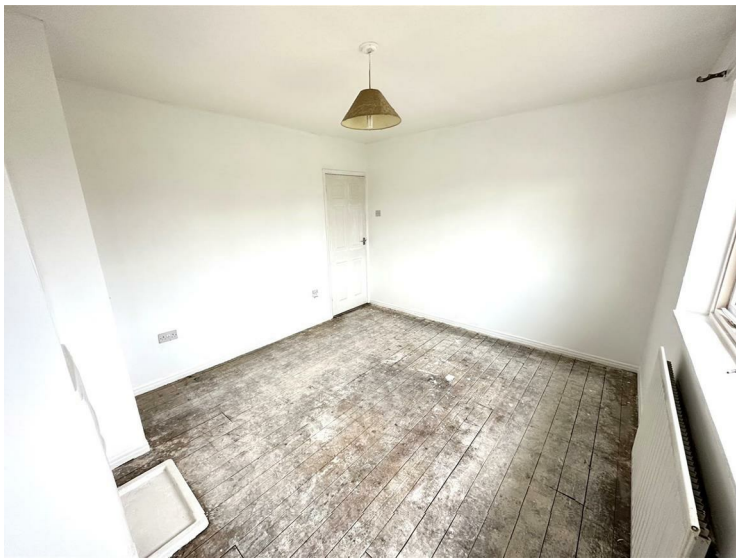
First Floor Landing

Bedroom One 12'6" x 11'0" (3.817m x 3.360m)



Incorporating a double glazed window to front and loft access.

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



[Bedroom Two 12'10" x 10'11" \(3.918m x 3.348m\)](#)



[Bedroom Three 9'9" max x 7'8" \(2.984m max x 2.340m\)](#)



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



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



Bathroom 7'7" x 7'6" (2.328m x 2.298m)



Incorporating a four piece suite comprising of a bath with mixer tap, shower cubicle, pedestal wash hand basin and WC. Two double glazed obscured windows to front, heated towel rail, tiling to all walls, vinyl flooring, panelled ceiling, inset ceiling lights and extractor fan.

Outside



The property is approached via a shared pathway. There is a grassed area to the front and access into the shared alleyway which leads to the rear garden. To the rear of the property there is an enclosed garden with grassed area, patio seating area, two out buildings and an outside WC.



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/0637-8829-9309-0702-1206>

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.

Referral Fees

We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates & Pollard Scott & Co. It is your decision whether you choose to deal with either company. In making that decision, you should know that we will receive commission from the companies worth approximately £50 upwards 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.

www.vicinityhomes.co.uk

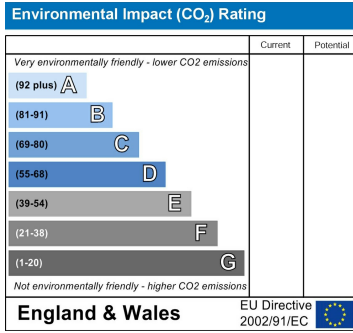
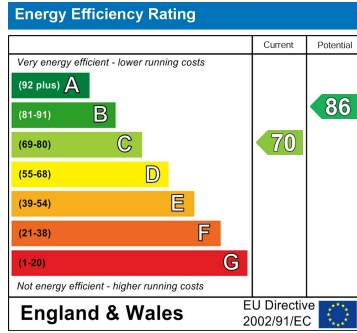
Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: 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.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk