



**3 Melbreak Avenue, Carlisle, Cumbria, CA2 6RJ**

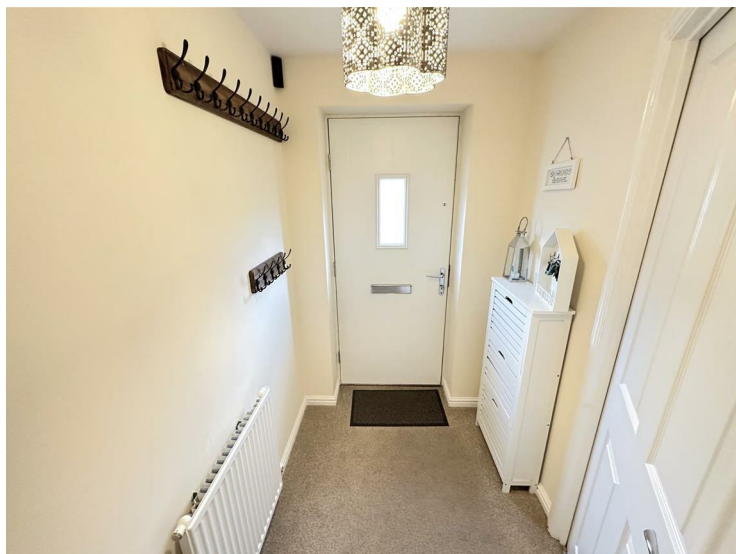
**Offers in the region of  
£249,995**

Vicinity Homes are delighted to offer to the market this immaculately presented, four bedroom detached family home situated within the popular Persimmon Homes Brackenleigh Development which is located to the West 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 Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge, modern dining kitchen with a range of integrated appliances and french doors to the rear garden, utility room and a cloakroom/WC. To the first floor there are four good sized bedrooms, master en suite shower room and a family bathroom. The property also benefits from double glazing, central heating, on site parking leading to the integral garage and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family!

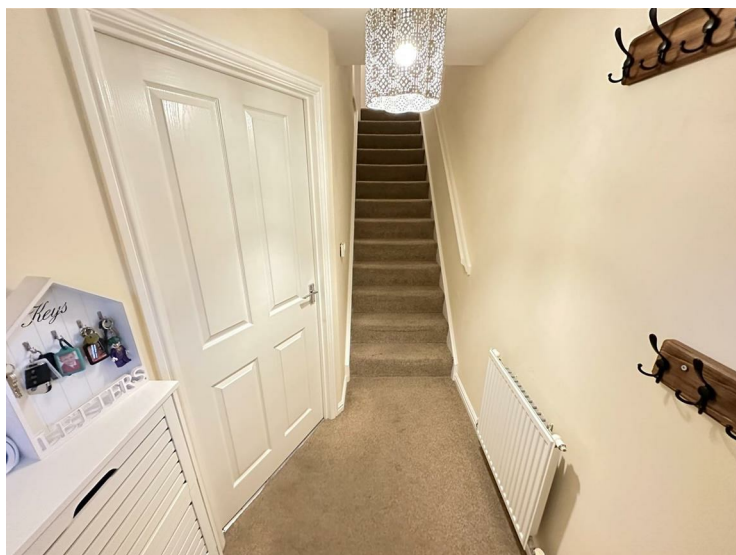
### Directions

From Carlisle City Centre proceed West along Wigton Road. Turn right onto Glaramara Drive and left onto Melbreak 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 front, incorporating a radiator and stairs to the first floor.



### Lounge 15'8" x 11'0" (4.797m x 3.378m)



Incorporating a double glazed window to front, radiator, coving to the ceiling and french doors to the dining kitchen.



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**Dining Kitchen 18'3" x 10'3" (5.572m x 3.133m)**



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated double oven and integrated hob with cooker hood over. Integrated dishwasher, integrated fridge, splash backs and 1.5 sink unit with mixer tap. Double glazed window to rear, double glazed french doors to rear, radiator, inset ceiling lights, tiled floor, coving to the ceiling and under stairs storage cupboard.



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**Utility Room 7'0" x 5'4" (2.157m x 1.629m)**



Incorporating a range of modern fitted wall and base units with complementary work surface over, plumbing for a washing machine, integrated freezer, tiled floor, radiator, door to side, door to garage and extractor fan.

**Cloakroom/WC 5'4" x 2'10" (1.642m x 0.887m)**



Incorporating a pedestal wash hand basin, WC, double glazed obscured window to rear, tiled splash areas and a radiator.

**First Floor Landing**



Incorporating a built in storage cupboard and loft access with a pull down ladder. The loft is part boarded for storage.

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**Bedroom One 14'5" max x 12'5" to wardrobe front x 13'1" max x (4.404m max x 3.789m to wardrobe front x 3.995m max)**



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

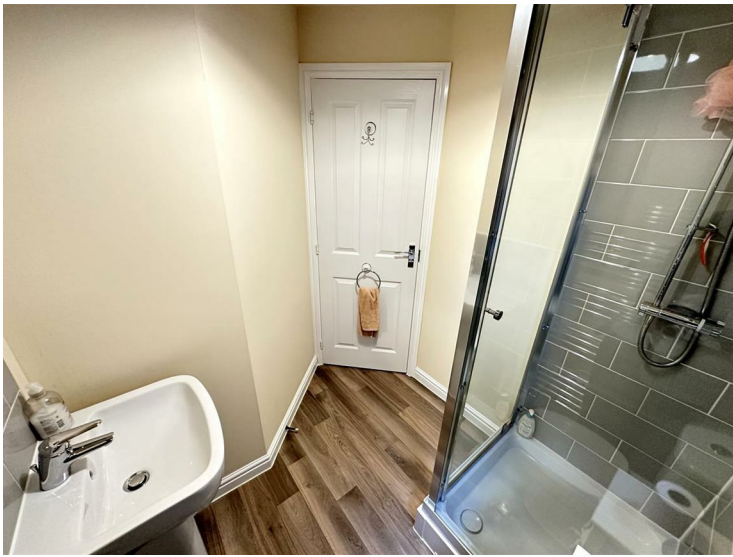


**En Suite Shower Room 6'0" x 6'8" max x 4'10" min (1.843m x 2.047m max x 1.488m min)**



Incorporating a modern three piece suite comprising of a shower cubicle with waterfall shower and shower attachment, pedestal wash hand basin and WC. Double glazed obscured window to side, heated towel rail, tiled splash areas and extractor fan.





**Bedroom Two 11'7" x 9'3" (3.540m x 2.830m)**



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



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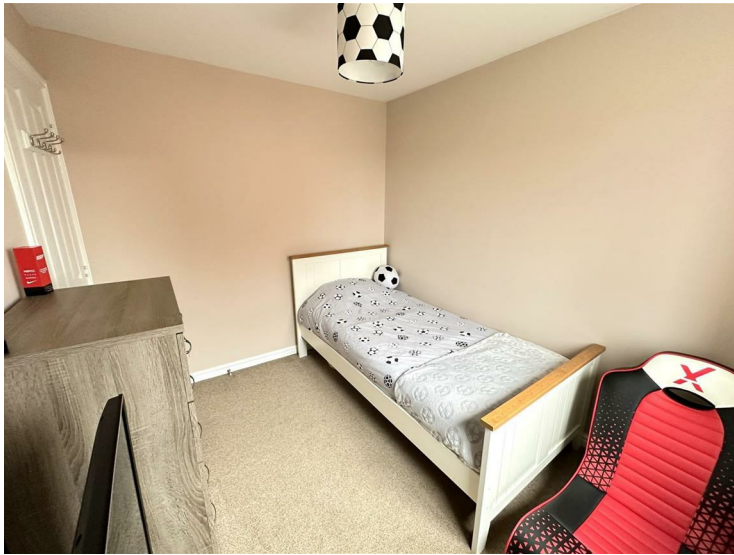
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**Bedroom Three 9'5" x 7'8" (2.883m x 2.353m)**



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



**Bedroom Four 10'2" max x 8'10" max (3.123m max x 2.697m max)**

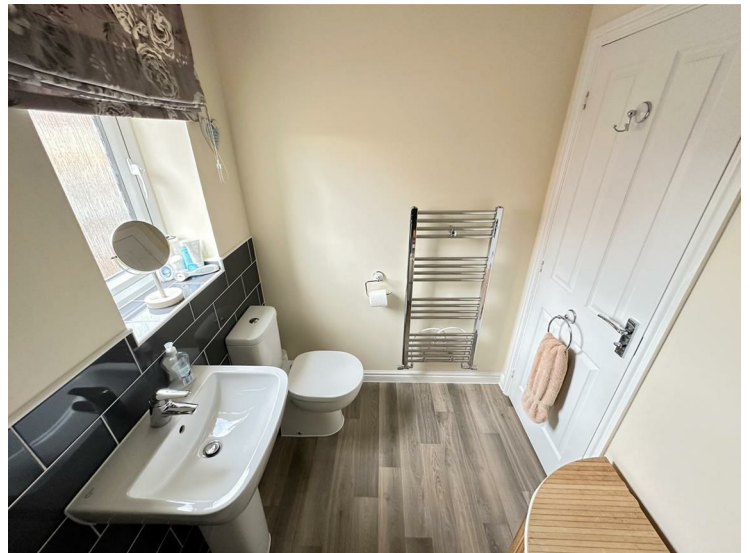


Incorporating a double glazed window to rear and a radiator.

**Bathroom 6'10" x 5'6" (2.093m x 1.684m)**



Incorporating a three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, tiled splash areas and extractor fan.



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### Outside

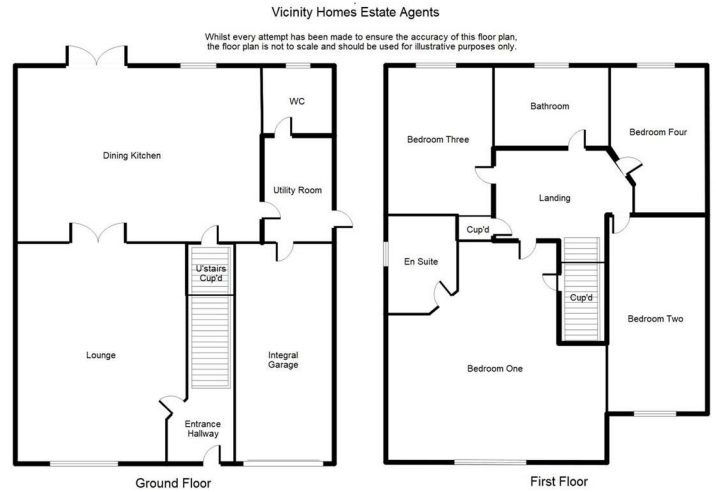


The property is approached by on site parking leading to the integral garage. There is also a lawn area. To the rear of the property there is an enclosed rear garden with lawn area, patio seating area, outside tap, shillied area and gated access to front.

### Integral Garage 16'3" x 8'10" (4.961m x 2.711m)

Incorporating an up and over door, power, lighting and door into the utility room.

### 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/0235-3852-7342-9425-6325>

### Council Tax

The property is in Council Tax Band D.

### Tenure

The property is Freehold.

### Estate Agents Note

There is an Estates Management Fee which is £149.20 for the year. This is payable to Gateway.

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### 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

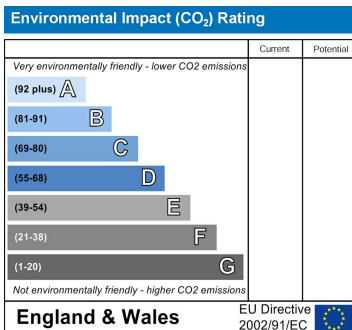
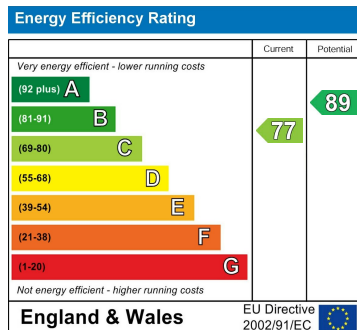
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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.

### 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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