



**4 Stainton Gardens, Etterby, Carlisle, Cumbria, CA3 9NY**

**Offers in the region of  
£90,000**

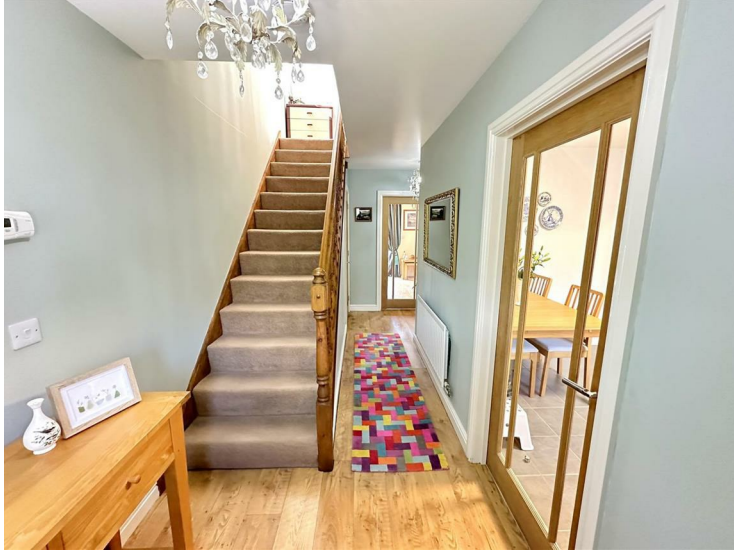
Vicinity Homes are delighted to offer to the market a 50% share of this modern three bedroom Story Homes semi detached house situated within the modern Stainton Gardens development which is located to the North of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, popular Primary & Secondary Schools and has excellent access to the City Centre and Western City Bypass providing transport links to the M6 Motorway. The deceptively spacious accommodation is immaculately presented throughout and briefly comprises of an entrance hall, modern dining kitchen, cloakroom/WC and lounge with triple glazed french doors to rear. To the first floor there are three bedrooms and a modern bathroom. The property also benefits from triple glazing, central heating, on site parking for two vehicles to the rear of the house 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 a family. This property is a shared ownership property with Riverside Home Ownership, the share available to purchase is 50%. All potential purchasers must be approved via application to Riverside Home Ownership.



## Directions

From Carlisle City Centre proceed North up Stanwix Bank, staying in the left lane turn left onto Etterby Street. Continue on this road. Turn left onto Etterby Road. Continue on this road. The property is situated on the right hand side and can be identified by our "For Sale" sign.

## Entrance Hallway



Approached by a door to front, incorporating a radiator, laminate floor, under stairs storage cupboard and stairs to the first floor.



## Dining Kitchen 11'10" x 9'8" (3.611m x 2.962m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Splash backs, sink unit with mixer tap, plumbing for an automatic washing machine, space for a fridge/freezer, triple glazed window to front, tiled floor and a radiator.

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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)





**Cloakroom/WC 6'2" x 4'6" (1.890m x 1.384m)**



Incorporating a pedestal wash hand basin, WC, panelled walls, panelled ceiling, tiled floor, extractor fan and a radiator.







**Lounge 16'4" x 10'10" (4.990m x 3.315m)**



Incorporating triple glazed french doors to rear, triple glazed window to rear, laminate floor, two radiators and a feature fireplace.





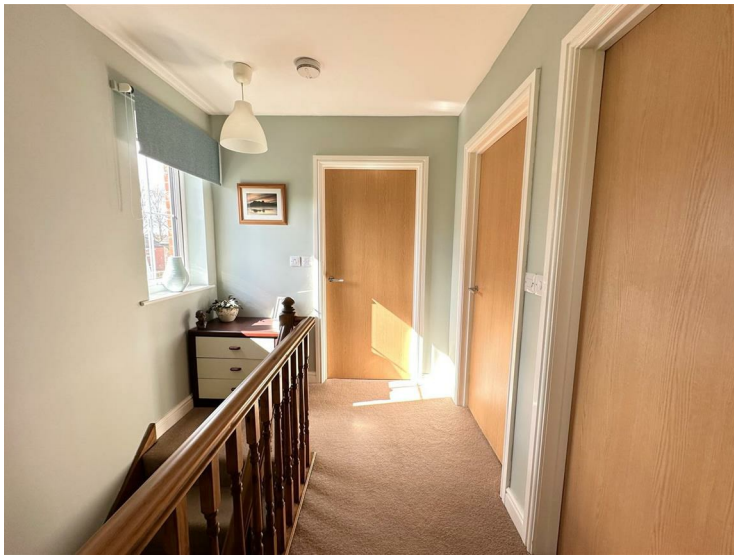
## First Floor Landing



Incorporating a triple glazed window to side and loft access.



## Bedroom One 16'4" x 8'0" (4.990m x 2.459m)



A double bedroom incorporating two triple glazed windows to front, radiator and built in storage cupboard.

**Bedroom Two 11'7" min x 9'7" max (3.552m min x 2.932m max)**



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





**Bedroom Three 9'6" x 6'4" (2.908m x 1.936m)**



Incorporating a double glazed window to rear and a radiator.

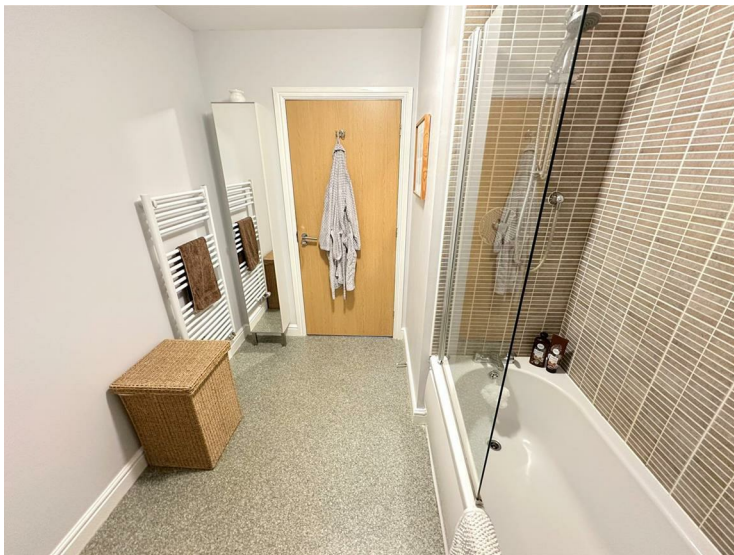




**Bathroom 7'6" max x 8'10" (2.304m max x 2.703m)**



Incorporating a modern three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Tiled splash areas, heated towel rail and extractor fan.



**Outside**



The property is approached by a front lawn with flower and shrub beds and gated access to the rear garden. To the rear of the property there is a blocked paved parking area for two vehicles, there is also an enclosed rear garden with block paved seating area, garden shed and shillied area.



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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/0213-3036-0204-8304-8200>

## Estate Agent Note

We have been informed the monthly rent from 1st April 2024 is £245.70 and the service charge per month is £48.10. As this property is shared ownership property with Riverside Home Ownership, all potential purchasers must be approved via application to Riverside Home Ownership. Please contact Vicinity Homes for an application form.

## Council Tax

The property is in Council Tax Band C.

## Tenure

The property is Leasehold. The service charge is currently £48.10 per month. There were 125 years on the lease originally in 2011, there are currently 112 years left on the lease.

## 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



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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.

