



35 Greystone Road, Carlisle, CA1 2DG

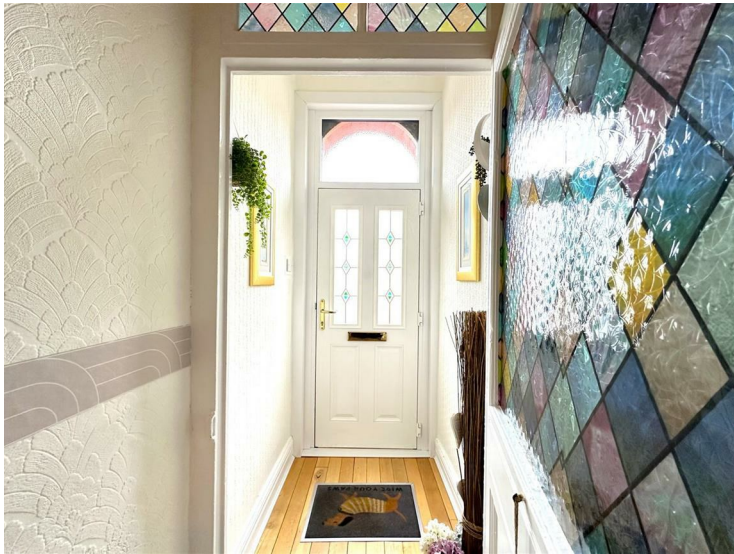
**Offers in the region of
£135,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom mid terrace house 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 routes, popular Primary & Secondary Schools and has excellent access to the City Centre and the M6 Motorway. The accommodation briefly comprises of an entrance vestibule, hallway, two reception rooms and a good sized kitchen. To the first floor there are three bedrooms and a modern bathroom. The property also benefits from double glazing, central heating, front forecourt and a rear enclosed yard with two out buildings. The property is perfect for first time buyers, a family or a buy to let investor. Viewing is absolutely essential to fully appreciate the accommodation on offer.

Directions

From Carlisle City Centre proceed East along Warwick Road. Turn right at the traffic lights onto Greystone Road. The property is situated on the right hand side and can be identified by our "For Sale" sign.

Entrance Vestibule



Approached by a door to front, incorporating wooden flooring and coving to the ceiling.

Hallway



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



Lounge 12'7" x 11'1" (3.842m x 3.393m)



Incorporating a feature fireplace with surround, inset and hearth, double glazed window to front, radiator, wooden flooring, coving to the ceiling and ceiling rose.

Sitting Room 14'5" x 11'8" (4.414m x 3.574m)



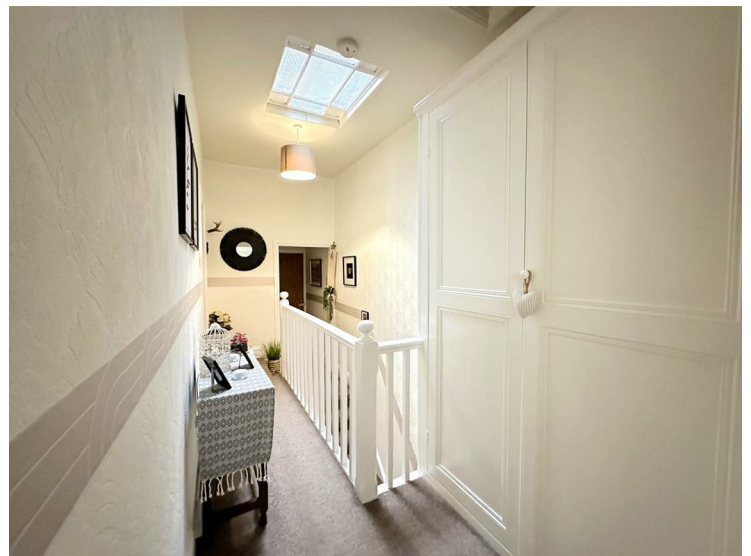
Incorporating a feature fireplace with surround, inset and hearth. Double glazed window to rear, radiator, wooden flooring, coving to the ceiling and under stairs storage cupboard. French doors leading to the lounge.





Kitchen 15'3" x 7'9" (4.657m x 2.380m)

First Floor Landing



Incorporating a range of fitted wall and base units with complementary work surface over, oven point and cooker hood over. Integrated dishwasher, integrated fridge, integrated freezer, plumbing for a washing machine, tiled splash areas and 1.5 sink unit with mixer tap. Double glazed window to side, door to side, radiator, tiled floor and coving to the ceiling.

Incorporating a built in storage cupboard, loft access and skylight.

Bedroom One 15'5" x 12'7" (4.708m x 3.860m)



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

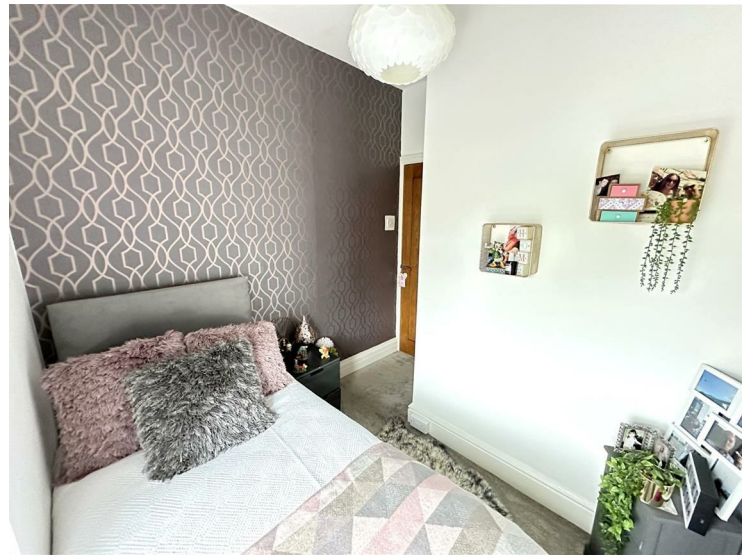


Bedroom Two 14'4" x 7'6" (4.389m x 2.308m)

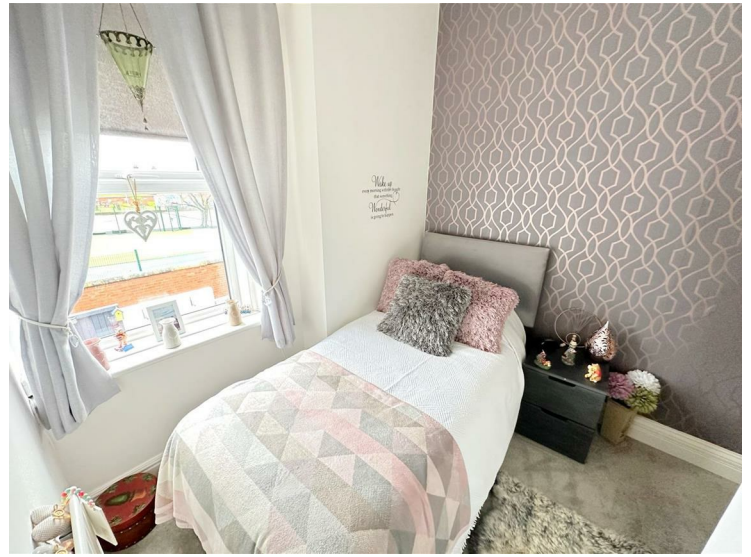


A double bedroom incorporating a double glazed window to rear, radiator and built in storage cupboard.





Bedroom Three 7'10" x 6'8" max (2.389m x 2.051m max)

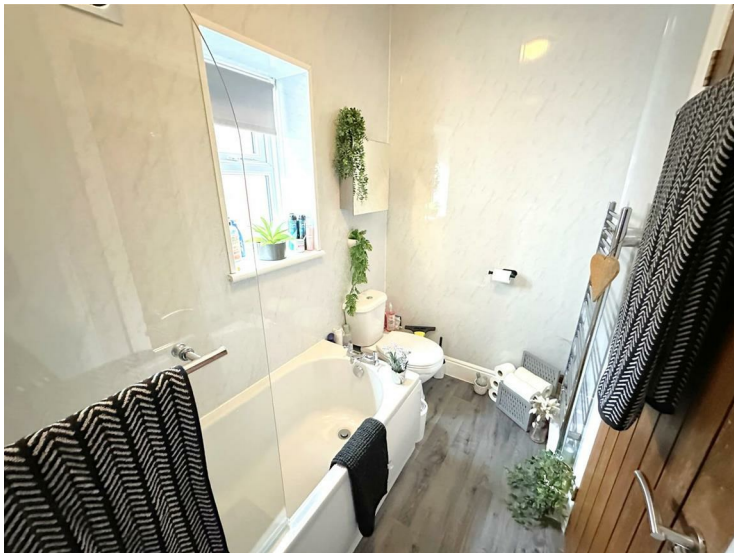


Incorporating a double glazed window to rear and a radiator.

Bathroom 8'2" x 4'9" (2.511m x 1.468m)



Incorporating a modern three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Double glazed obscured window to side, heated towel rail, splash panelled walls, extractor fan and coving to the ceiling.



Outside



The property is approached by a front forecourt with flower and shrub beds. To the rear of the property there is an enclosed yard with an outside tap, two out buildings and gated access to the rear.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk



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/5534-8924-5300-0927-6296>

Tenure

The property is freehold.

Council Tax

The property is in Council Tax Band A.

Estate Agents Note

This property has NEVER flooded.

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.

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.

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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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