



23 Gleneagles Drive, Carlisle, CA3 9PX

**Offers in the region of
£129,950**

Vicinity Homes are delighted to offer to the market this immaculately presented and modernised two bedroom end link house situated on a very generous sized corner plot within a popular residential area 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 the Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, modern kitchen and a dining lounge with double glazed patio doors to the rear garden. To the first floor there are two bedrooms and a modern shower room. The property also benefits from double glazing, central heating, ample on site parking and gardens to front, side and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a first time buyer. The property is offered to the market with no onward chain.

Directions

Proceed North up Stanwix Bank, staying in the left hand lane turn left at the traffic lights onto Etterby Street. Continue on this road. Turn left onto Gleneagles 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 laminate floor, radiator, under stairs storage cupboard and stairs to the first floor.



Modern Kitchen 8'2" x 5'8" (2.513m x 1.737m)



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 a washing machine, space for a fridge/freezer and double glazed window to front.



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Dining Lounge 12'7" x 11'8" (3.847m x 3.558m)



Incorporating double glazed patio doors to rear, radiator and laminate floor.



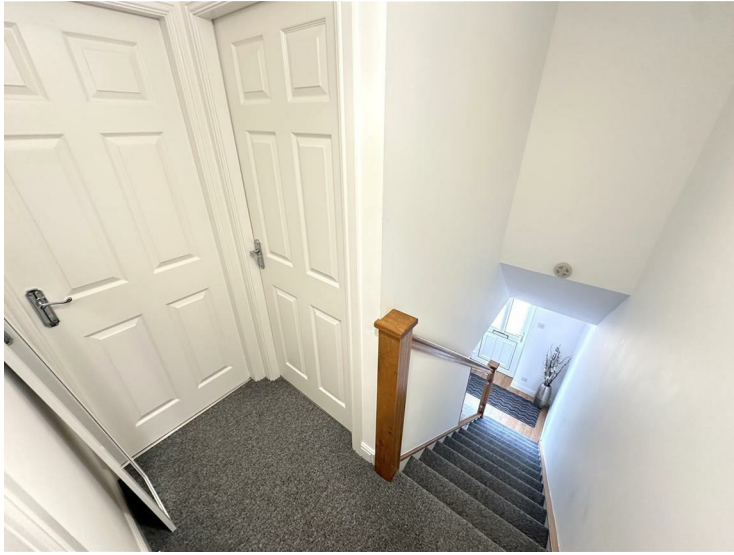
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First Floor Landing



Incorporating loft access.

Bedroom One 11'8" max x 8'6" min x 12'1" (3.567m max x 2.601m min x 3.688m)



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



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Bedroom Two 8'8" x 5'2" (2.662m x 1.596m)



Incorporating a double glazed window to rear, radiator and laminate floor.



Modern Shower Room 6'1" x 5'6" (1.862m x 1.678m)



Incorporating a modern three piece suite comprising of a shower cubicle, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, heated towel rail, splash boards, panelled ceiling, inset ceiling lights, extractor fan and vinyl flooring.



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Outside



The property is approached by block paved on site parking, shilled area, flower and shrub beds and an outside tap. To the side of the property there is a further block paved parking area, shilled area and flower and shrub beds. To the rear of the property there is a large garden with patio seating areas, shilled areas, flower and shrub beds and gated access to the front/side.



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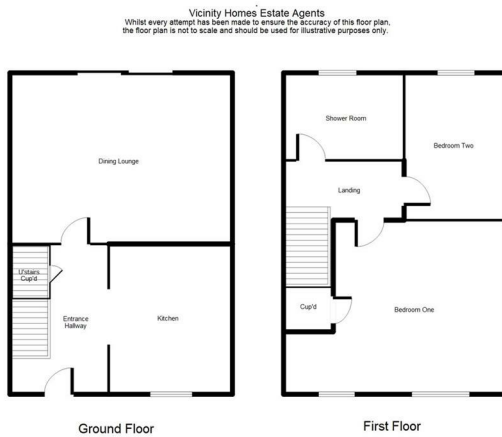
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Floor Plan



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/8508-7726-5380-7810-7922>

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. 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			88
(81-91) B			
(69-80) C		72	
(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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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