



**235 Green Lane, Belle Vue, Carlisle, CA2 7RB**

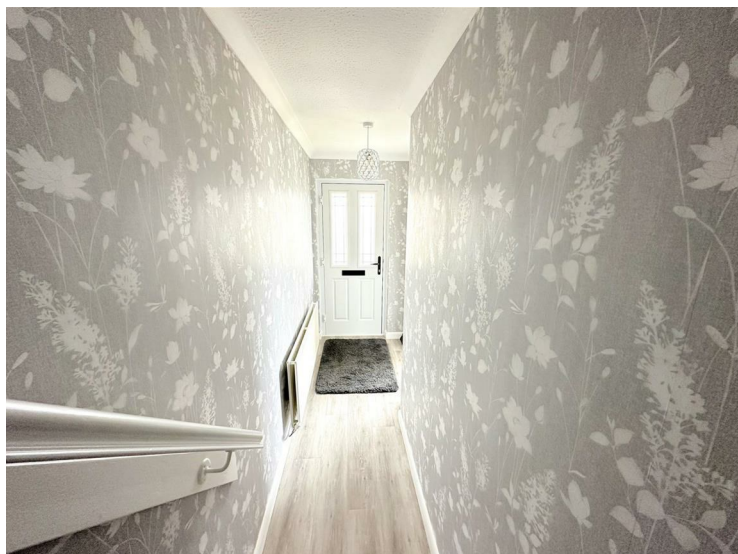
**Offers in the region of  
£260,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, extended semi detached house situated within a popular residential area 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, dining kitchen, utility room and a modern shower room. To the first floor there are four/five bedrooms and a modern bathroom. The property also benefits from double glazing, central heating, on site parking, garage and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family. The property is offered to the market with no onward chain.

### Directions

Proceed West along Castle Way and take the third exit onto Port Road then continue onto Newtown Road. Follow this road onto Moorhouse Road and turn left onto Beaver Road. Turn right onto Green Lane. The property is situated on the left hand side.

### Entrance Hallway

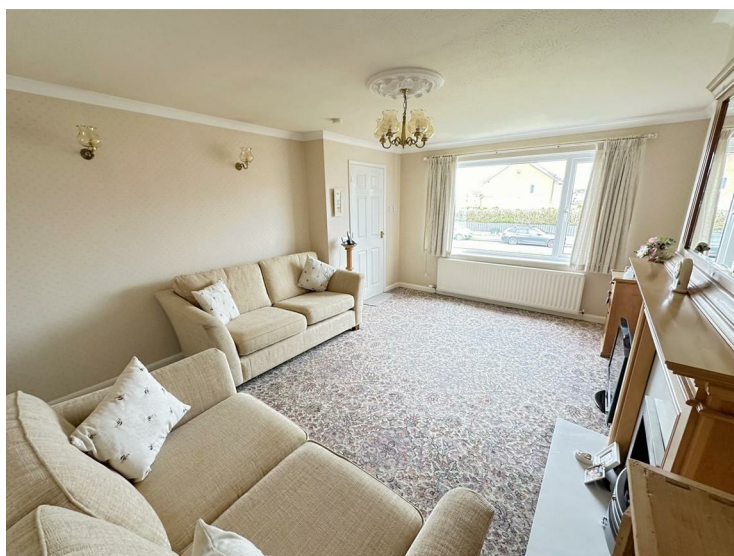


Approached by a door to front, incorporating a radiator, vinyl flooring, coving to the ceiling and stairs to the first floor.

### Lounge 15'8" x 12'8" (4.791m x 3.880m)



Incorporating a double glazed window to front, radiator, coving to the ceiling and a feature fireplace.



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**Dining Kitchen 15'10" x 10'7" (4.850m x 3.247m)**



Incorporating a range of fitted wall and base units with complementary work surface over, breakfast bar and oven point. Tiled splash areas, 1.5 sink unit with mixer tap, two double glazed windows to rear, radiator, under stairs storage cupboard and coving to the ceiling.



**Utility Room 9'9" x 8'7" (2.983m x 2.627m)**



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated fridge, integrated freezer and plumbing for a washing machine. Sink unit with mixer tap, tiled splash areas, double glazed window to rear, door to rear and inset ceiling lights.



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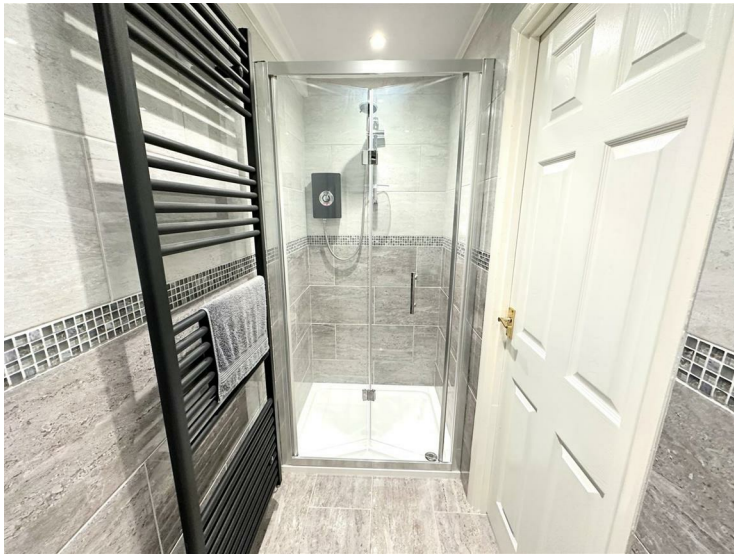
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**[Shower Room 8'6" x 3'1" \(2.596m x 0.965m\)](#)**

**[First Floor Landing](#)**



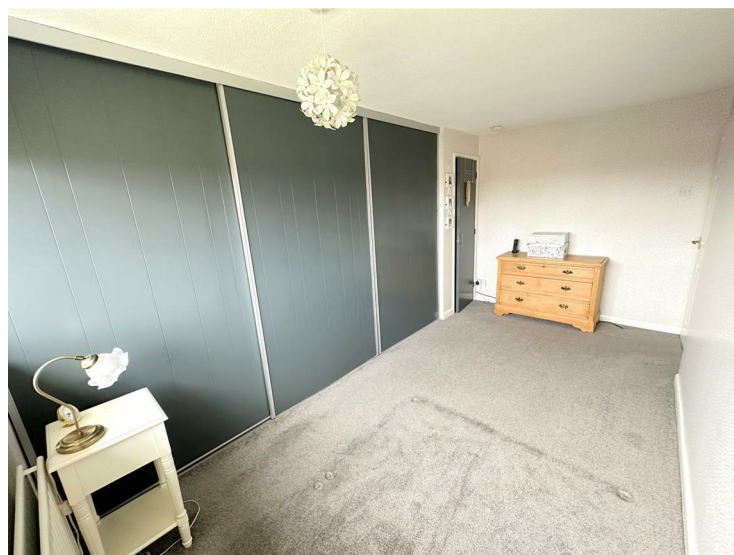
Incorporating a modern shower cubicle, WC, heated towel rail, tiled floor and tiling to all walls. Extractor fan, panelled ceiling, inset ceiling lights and double glazed obscured window to side.

Incorporating coving to the ceiling and loft access.

**Bedroom One 15'0" x 7'4" (4.580m x 2.260m)**



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



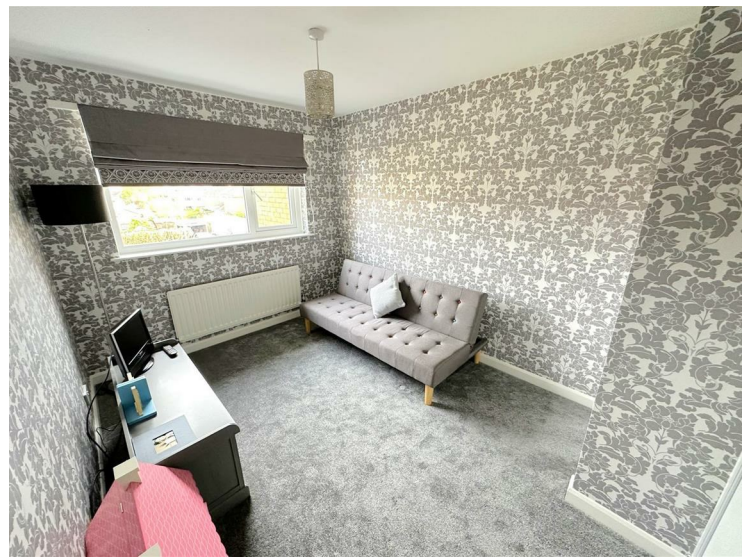
**Bedroom Two 11'8" x 9'5" (3.558m x 2.887m)**



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



**Bedroom Three 11'5" x 8'8" (3.501m x 2.647m)**



A double bedroom incorporating a double glazed window to front, radiator and fitted wardrobe/storage.

**Bedroom Four 10'11" x 6'6" (3.329m x 1.985m)**



Incorporating a double glazed window to front and a radiator.





**Bedroom Five/Dressing Room 8'8" x 5'7" (2.654m x 1.703m)**

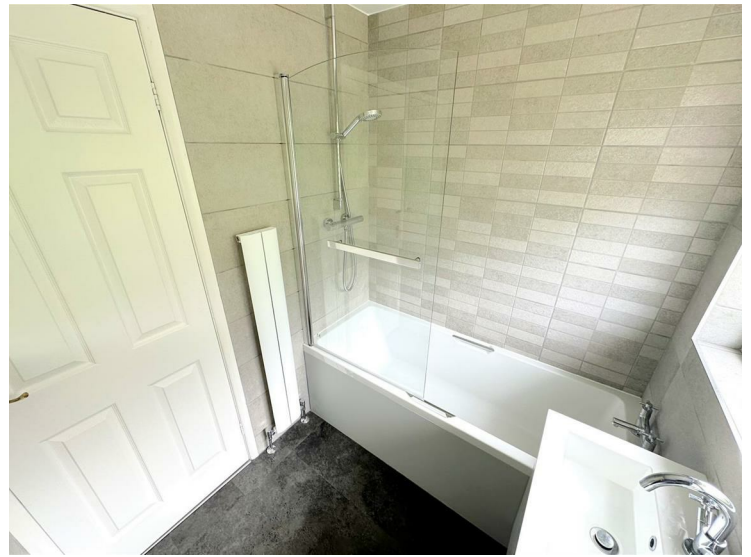


Incorporating a double glazed window to rear and coving to the ceiling.

**Bathroom 6'1" x 5'5" (1.875m x 1.653m)**



Incorporating a modern three piece suite comprising of a bath with shower over, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, modern radiator, tiling to all walls, panelled ceiling, inset ceiling lights, laminate floor and extractor fan.



**Outside**



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

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## Floor Plan

Vicinity Homes Estate Agents  
Whilst every attempt has been made to ensure the accuracy of this floor plan, the floor plan is not to scale and should be used for illustrative purposes only.



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## EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/9134-3041-9208-1454-0204>

## Council Tax

The property is in Council Tax Band C.

## Tenure

The property is Freehold.

## 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](mailto:sales@vicinityhomes.co.uk) to arrange an appointment.

## 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](mailto:sales@vicinityhomes.co.uk).

## 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.

## 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.

## Garage 16'1" x 9'3" (4.908m x 2.827m)

Incorporating an up and over door, power and lighting.

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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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	67	82
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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