



89 Edderside Drive, Carlisle, CA3 0BF

**Offers in the region of
£240,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, three double bedroom detached family home situated on a good sized corner plot in the popular Persimmon Homes Tarraby View 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 M6 and the Western City Bypass. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, lounge, utility room and a good sized dining kitchen with double glazed french doors to the rear garden. To the first floor there are three double bedrooms, master en suite shower room and a family bathroom. The property also benefits from double glazing, central heating, on site parking, gardens and a garage. 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

From Carlisle City Centre proceed North up Stanwix Bank and onto Scotland Road then Kingstown Road. Turn right at the traffic lights onto Windsor Way and continue on this road which leads to the Tarraby View Development. Turn right onto Edderside Drive and continue on this road. 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 double glazed window to side, radiator, under stairs storage cupboard and stairs to the first floor.



Lounge 12'11" max x 12'3" (3.951m max x 3.736m)



Incorporating a double glazed window to front and a radiator.



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Cloakroom/WC 5'4" x 3'0" (1.626m x 0.928m)



Incorporating a pedestal wash hand basin, WC, extractor fan, tiled splash areas and a radiator.

Dining Kitchen 18'0" x 9'3" (5.501m x 2.825m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Integrated dishwasher, 1.5 sink unit with mixer tap and space for a fridge/freezer. Double glazed window to rear, double glazed french doors to rear, radiator and inset ceiling lights.

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Utility Room 5'8" x 5'4" (1.745m x 1.626m)



Incorporating a work surface, plumbing for a washing machine, space for a tumble dryer, door to side, radiator and built in storage cupboard.



First Floor Landing



Incorporating a double glazed window to side, built in storage cupboard and loft access.





Bedroom One 12'11" x 10'9" (3.945m x 3.277m)



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



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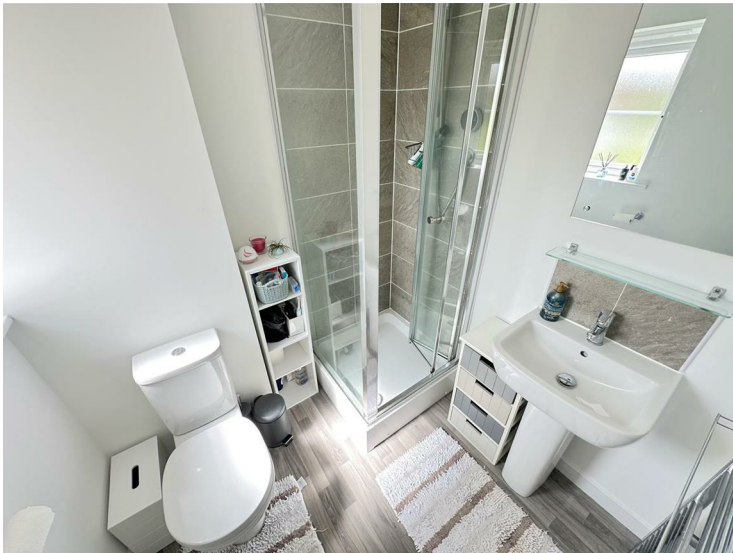
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[View From Bedroom One](#)

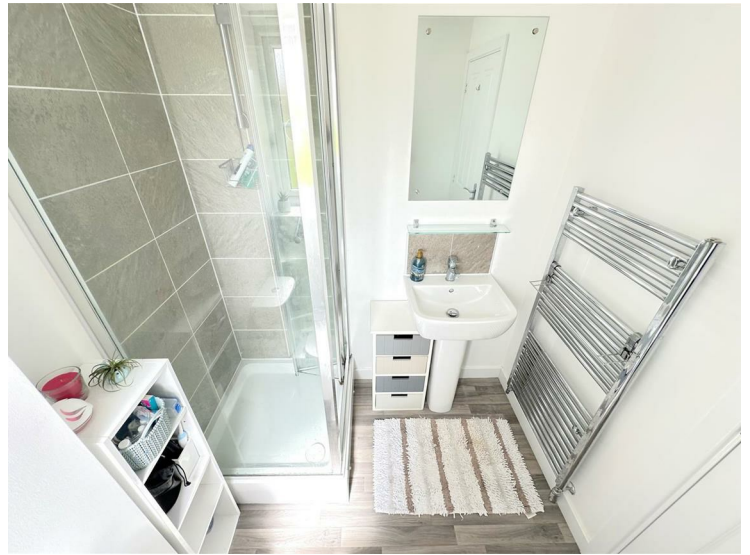
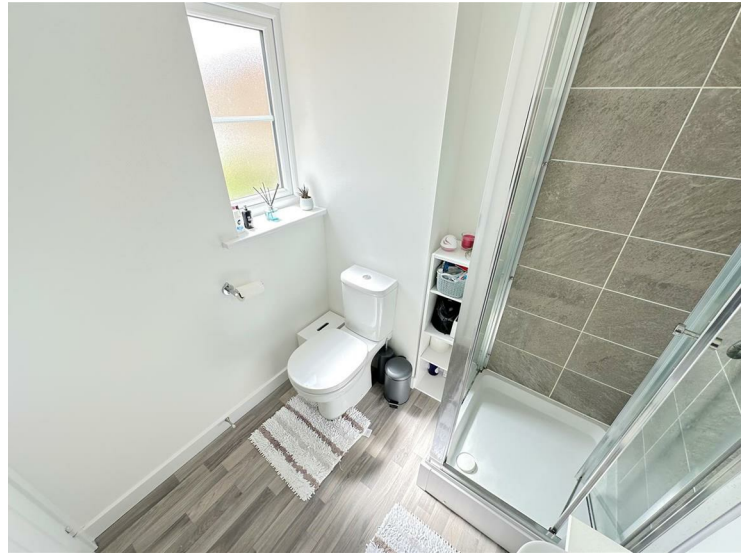


There are views over the grassed play area to the front of the house.

[En Suite Shower Room 5'10" x 5'10" \(1.802m x 1.800m\)](#)



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



Bedroom Two 9'3" x 9'5" (2.835m x 2.891m)



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



Bedroom Three 8'5" x 9'6" (2.589m x 2.896m)



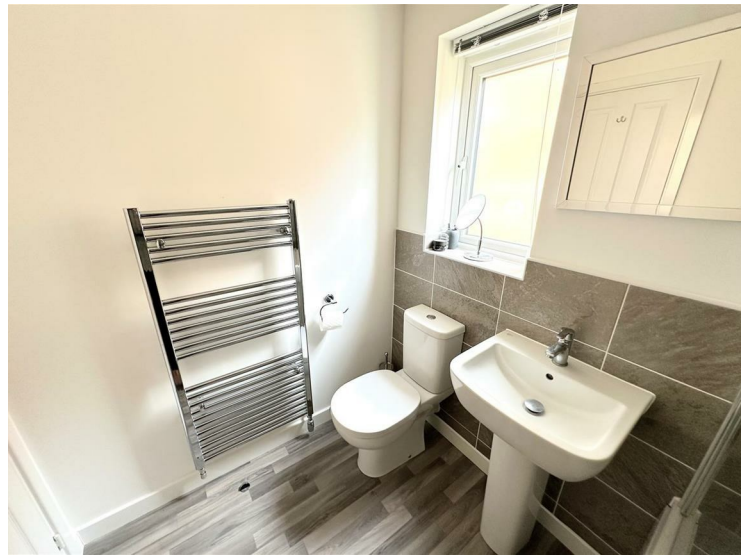
A double bedroom incorporating a double glazed window to rear and a radiator.

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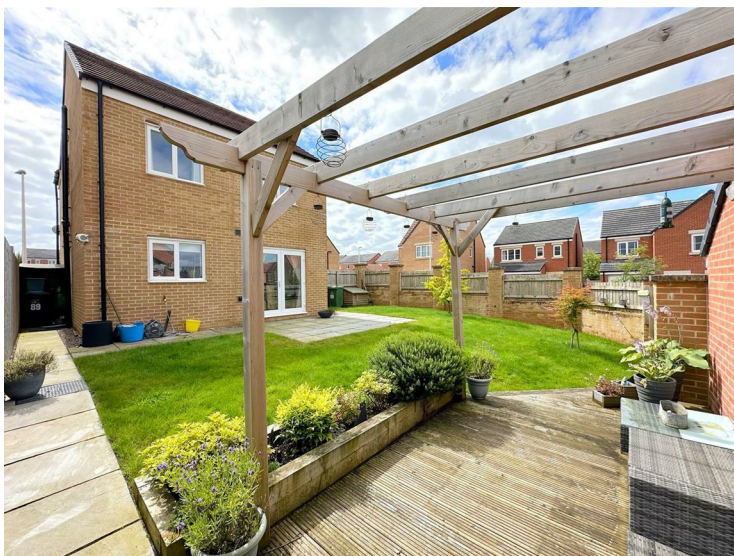
Bathroom 6'9" x 5'6" (2.081m x 1.690m)

Outside



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, tiled splash areas and extractor fan.

The property is approached by a lawn area and flower and shrub beds. To the rear of the property there is an enclosed garden with lawn area, patio seating area, timber decked seating area, outside tap, outside power point and flower and shrub beds. There is gated access to the front of the house. The garage is located to the rear of the property and has parking for one vehicle in front of the garage.

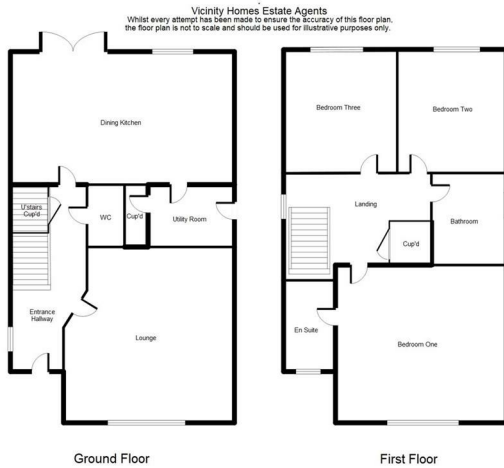


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Single Garage

Incorporating an up and over door.

Floor Plan



Please note, the floor plan is not to scale and should be used for illustrative purposes only.

EPC Band B

<https://find-energy-certificate.service.gov.uk/energy-certificate/8595-5406-7739-2977-7013>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band D.

Estate Agents Note

Please note, we have been informed there is a management fee for the upkeep of the Development which is £147.00 per annum.

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	94
(81-91) B	83
(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	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
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