



4 Heron Drive, Carlisle, CA1 2WA

**Offers in the region of
£140,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom end link house situated within a popular residential area to the East 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 M6 Motorway. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, lounge and a dining kitchen with french doors to the garden. To the first floor there are three bedrooms and a bathroom. The property also benefits from double glazing, central heating, on site parking and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a first time buyer or a family!

Directions

From Carlisle City Centre proceed East along Warwick Road. Turn left onto Walkmill Crescent and follow the road to the right into the Kingfisher Park Development. Turn left onto Heron Drive. 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 double glazed window to side, tiled floor and a radiator.



Cloakroom/WC 5'9" x 2'6" (1.762m x 0.785m)



Incorporating a wash hand basin set to vanity unit, WC, double glazed obscured window to front, radiator, tiled floor and tiled splash areas.

Lounge 15'8" max x 14'6" max (4.794m max x 4.425m max)



Incorporating a double glazed window to front, two radiators and stairs to the first floor.

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Dining Kitchen 14'5" x 8'2" (4.419m x 2.507m)



Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Tiled splash areas, 1.5 sink unit with mixer tap, plumbing for a washing machine and space for a fridge/freezer. Double glazed window to rear, double glazed french doors to rear, radiator and under stairs storage cupboard.





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First Floor Landing



Incorporating a double glazed window to side.



Bedroom One 13'11" x 8'5" (4.245m x 2.578m)



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



Bedroom Two 10'1" x 8'0" (3.090m x 2.446m)



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



Bedroom Three 10'4" max x 7'4" min x 5'9" (3.158m max x 2.239m min x 1.760m)



Incorporating a double glazed window to front, radiator and built in storage cupboard.

Bathroom 6'2" x 5'10" (1.887m x 1.801m)



Incorporating a 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, radiator, tiled splash areas, tiled floor and extractor fan.



Outside



The property is approached by on site parking, lawn area and flower and shrub beds. To the rear of the property there is an enclosed garden with block paved seating area, lawn area, flower and shrub beds and gated access to the front.

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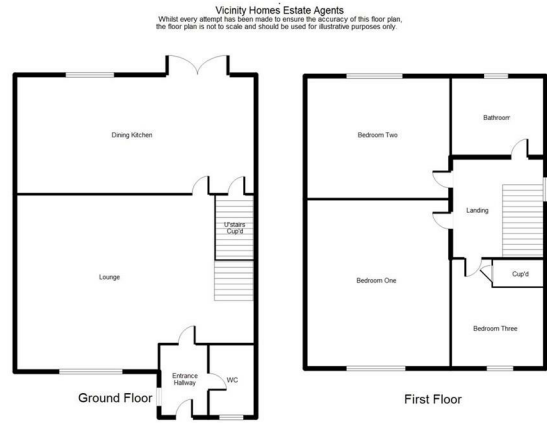
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Floor Plan



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



EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/5734-5428-5400-0559-1276>

Council Tax

The property is in Council Tax Band B.

Tenure

The property is Leasehold. There were 999 years on the lease when the property was built in 1998. The ground rent is £75 a year which is reduced by £10 if you pay immediately.

Estate Agents Note

Please 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.



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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.

