



105 Briar Bank, Carlisle, CA3 9SP

**Offers in the region of
£139,950**

Vicinity Homes are delighted to offer to the market this spacious, three bedroom semi detached house situated 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. The accommodation briefly comprises of an entrance hallway, lounge, dining room and a kitchen. To the first floor there are three bedrooms and a modern wet room. 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 first time buyers or buy to let investors.

Directions

Proceed North up Stanwix Bank and continue onto Scotland Road. Turn left at the traffic lights onto Briar Bank. 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 radiator, built in storage, under stairs storage cupboard and stairs to the first floor.



Lounge 13'3" x 12'7" (4.046m x 3.852m)



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



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Kitchen 10'0" x 9'6" (3.070m x 2.921m)



Incorporating a range of fitted wall and base units with complementary work surface over, oven point and sink unit with mixer tap. Tiled splash areas, plumbing for a washing machine, space for a tumble dryer, space for a fridge/freezer, double glazed window to rear, radiator and door to side.

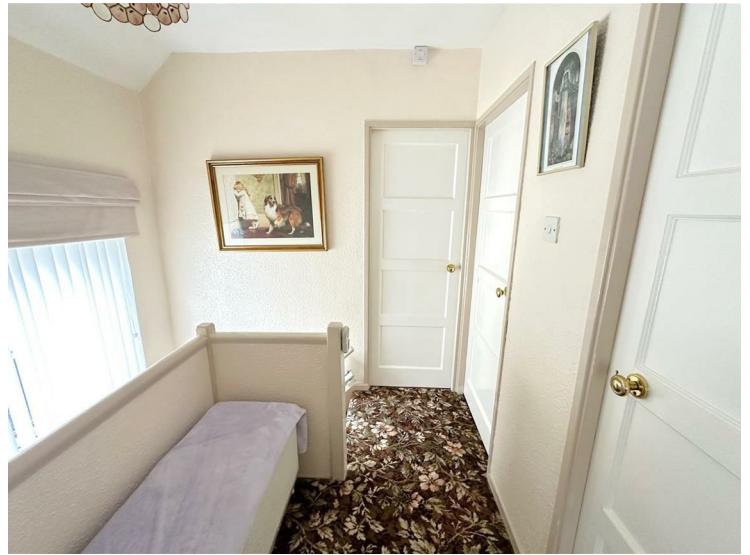


Dining Room 10'2" x 9'0" (3.113m x 2.753m)

Incorporating a double glazed window to rear and a radiator.



First Floor Landing



Incorporating a double glazed window to side and loft access.



Bedroom One 10'3" max x 11'5" (3.130m max x 3.491m)



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



Bedroom Two 11'3" x 12'0" (3.436m x 3.674m)

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

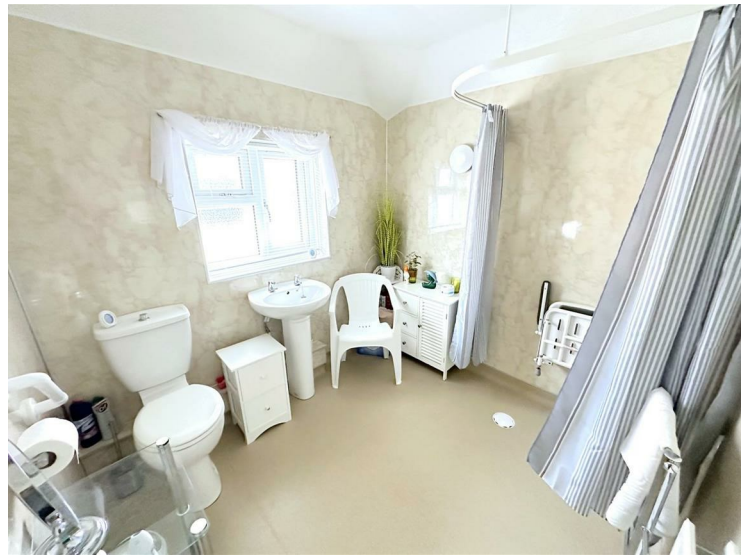


Bedroom Three 8'2" x 8'5" (2.504m x 2.578m)



Incorporating a double glazed window to front and a radiator.

Wet Room 7'11" x 7'4" (2.436m x 2.243m)



Incorporating a walk in shower area, pedestal wash hand basin and WC. Double glazed obscured window to side, radiator, splash panelled walls and vinyl flooring.

Outside



The property is approached by double gates providing on site parking for approximately one vehicle. There is also a shillied area. To the rear of the property there is an enclosed garden with lawn area, patio seating area, flower and shrub beds, outside toilet, two outside stores and gated access to the front.

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Store One 5'5" x 3'5" (1.676m x 1.054m)

Incorporating a door to front.

Store Two 7'11" x 5'5" (2.419m x 1.672m)

Incorporating a door to side, window to rear, power, lighting and tap.

Outside WC 5'6" x 2'6" (1.679m x 0.763m)

Incorporating a door to side and a WC.

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 C

<https://find-energy-certificate.service.gov.uk/energy-certificate/7234-5721-1400-0023-1202>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band A.

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



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- 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.

