



19 Fernlea Way, Carlisle, CA3 9SH

**Offers in the region of
£149,950**

Vicinity Homes are delighted to offer to the market this spacious four bedroom mid link 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 Western City Bypass & the M6. The accommodation briefly comprises of an entrance hallway, lounge, dining room and kitchen. To the first floor there are four bedrooms, master en suite shower room, bathroom and WC. The property also benefits from double glazing, central heating, block paved on site parking and a garden to rear with out buildings. An ideal purchase for a first time buyer or a family. Viewing is absolutely essential to appreciate the size of the accommodation on offer.

Directions

Proceed North up Stanwix Bank and turn left at the traffic lights onto Etterby Street. Continue on this road. Turn right onto Belah Road and left onto Fernlea Way. 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 radiator, laminate floor and under stairs storage cupboard.



Kitchen 10'5" x 9'6" (3.195m x 2.896m)



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, sink unit with mixer tap, plumbing for a dishwasher and space for a fridge/freezer. Double glazed window to rear, door to rear, plumbing for a washing machine, tiled floor and built in storage cupboard.



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Lounge 12'11" max x 12'7" (3.957m max x 3.854m)



Incorporating a bow window to front and a radiator.



Dining Room 10'5" x 8'11" (3.188m x 2.742m)



Incorporating a double glazed window to rear and a radiator.

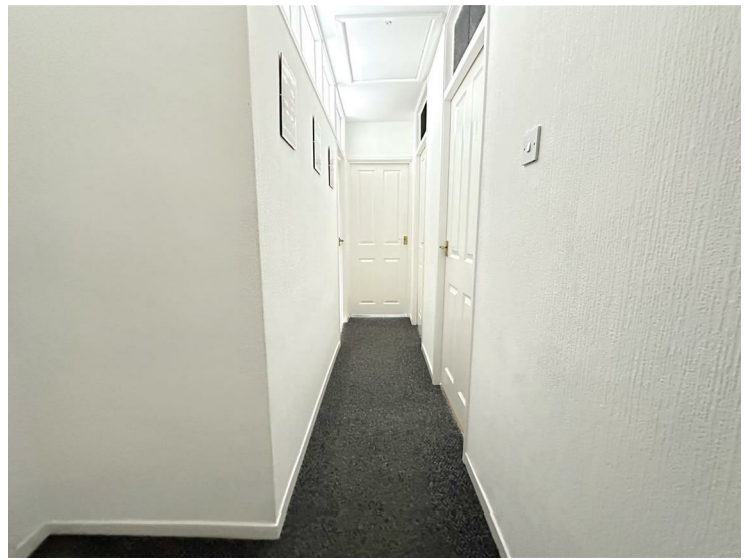


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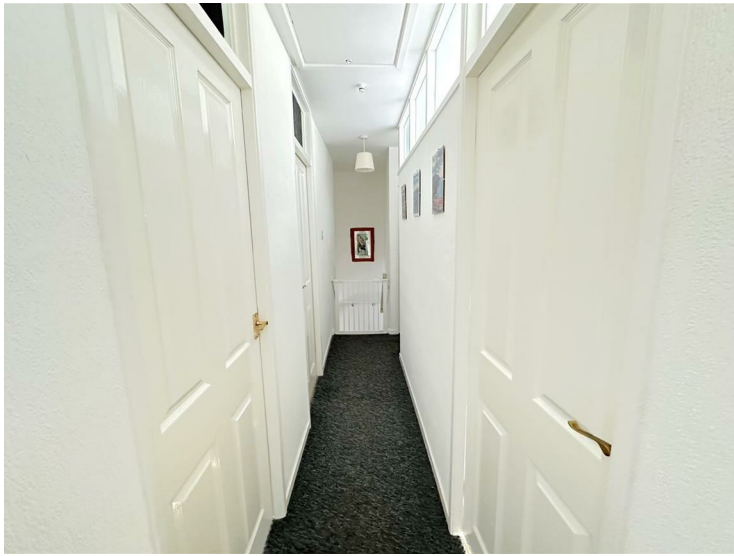
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Landing

Bedroom One 10'7" x 13'1" (3.248m x 4.011m)



Incorporating loft access with a pull down ladder.

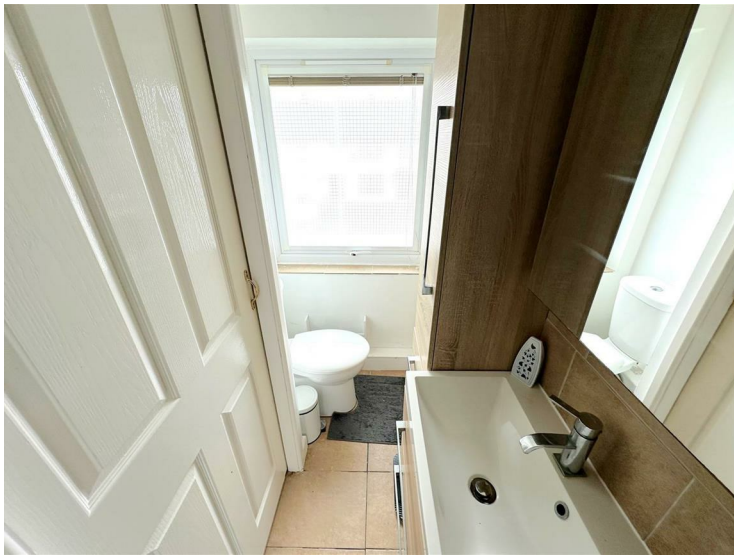
A double bedroom incorporating a double glazed window to front, radiator, fitted wardrobe/storage and built in storage cupboard.

En Suite Shower Room 9'1" x 2'9" (2.785m x 0.861m)



Incorporating a three piece suite comprising of a double shower cubicle with waterfall shower & shower attachment, wash hand basin set to vanity unit and WC. Double glazed window to front, heated towel rail, tiled floor and extractor fan.





Bedroom Two 13'1" x 9'7" min (4.004m x 2.928m min)

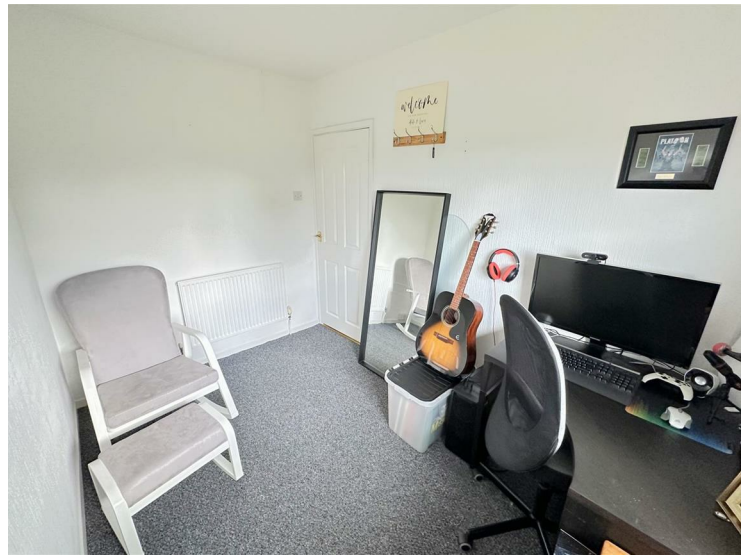


A double bedroom incorporating a double glazed window to front, radiator and built in storage cupboard.

Bedroom Three 10'6" x 6'9" (3.206m x 2.074m)



Incorporating a double glazed window to rear and a radiator.



Bedroom Four 9'1" x 7'6" (2.794m x 2.302m)



Incorporating a double glazed window to rear and a radiator.

Bathroom 7'6" x 4'9" (2.311m x 1.460m)



Incorporating a two piece suite comprising of a bath with shower attachment and pedestal wash hand basin. Double glazed obscured window to rear, radiator, splash panels and extractor fan.



WC 4'7" x 2'6" (1.405m x 0.776m)



Incorporating a WC, double glazed obscured window to rear and a radiator.

Outside



The property is approached by block paved on site parking for approximately two vehicles and flower and shrub beds. To the rear of the property there is an enclosed garden with lawn area, timber decked seating area, raised shillied area, three out buildings and gated access to the lane leading to the front of the house.



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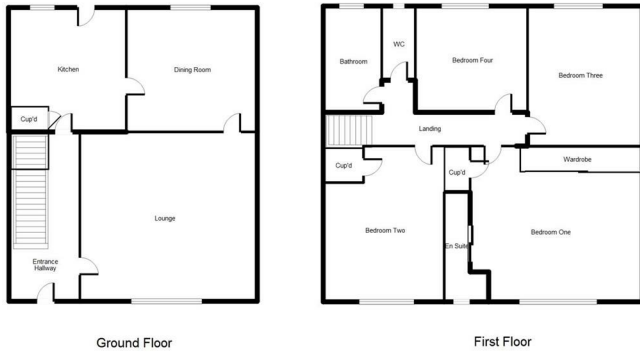
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Floor Plan

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.



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		
(81-91) B		
(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	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	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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/1534-6021-6400-0764-2296>

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 - 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.

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