



The Elms Laversdale, Irthington, Carlisle, CA6 4PS

**Offers in the region of
£199,000**

Vicinity Homes are delighted to offer to market this well presented, two double bedroom, deceptively spacious mid link house situated on the outskirts of Laversdale. The property is located approximately 8 miles North East of Carlisle, approximately 4 miles North West of Brampton and approximately 7 miles South East of Longtown. The accommodation briefly comprises of an entrance porch, lounge, good sized inner hallway, four piece bathroom and a dining kitchen. To the first floor there are two double bedrooms and a dressing room. The property also benefits from double glazing, oil central heating, front forecourt, driveway to the rear of the property providing ample on site parking, detached garage/workshop and a rear garden. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers! The property is offered to the market with no onward chain.

Directions

Proceeding East on the A689 towards Brampton from Carlisle, turn left where sign posted for Laversdale and left again at the T Junction heading into Laversdale. Proceed through the village. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Entrance Porch 3'8" x 4'3" (1.124m x 1.306m)

Approached by a door to front, incorporating two double glazed windows to side and panelled ceiling.

Lounge 13'7" x 11'10" (4.158m x 3.607m)



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



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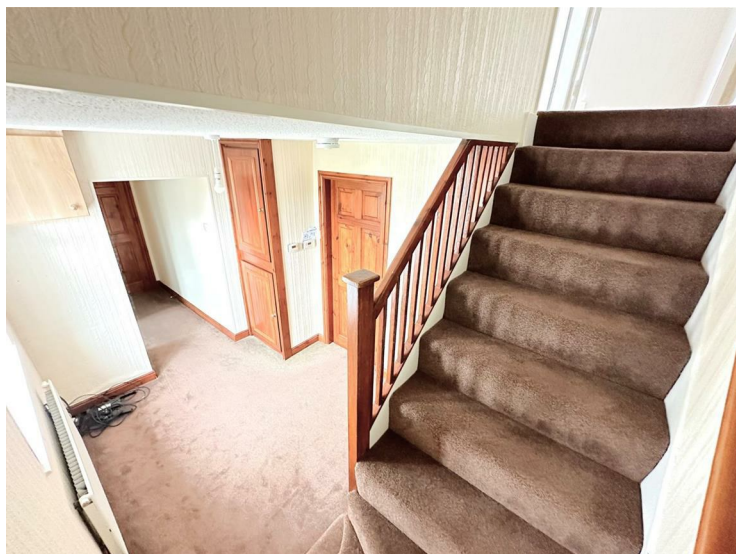
T: 01228 599011

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Inner Hallway



Incorporating a double glazed window to rear, radiator, under stairs storage cupboard and a built in storage cupboard.



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Bathroom 10'1" x 6'4" (3.084m x 1.940m)



Incorporating a four piece suite comprising of a bath with mixer tap and shower attachment, shower cubicle, pedestal wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, tiled splash areas, splash boarding, panelled ceiling, inset ceiling lights and extractor fan.



Dining Kitchen 11'9" x 10'2" (3.604m x 3.111m)



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 dishwasher. Space for an under counter fridge, double glazed window to rear, door to side and radiator.



First Floor Landing

Bedroom One 11'11" x 11'6" (3.650m x 3.507m)



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



Dressing Room 10'4" x 8'7" (3.173m x 2.619m)



Incorporating a double glazed window to rear, radiator and loft access.

Bedroom Two 18'10" x 10'2" (5.753m x 3.101m)



A double bedroom incorporating two double glazed windows to rear, two radiators and built in storage.



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Outside



The property is approached by a shillied front forecourt. There is a private driveway to the side of the property which leads round the back of the house providing ample on site parking and leads to the detached garage/workshop. To the rear of the property there is an enclosed rear garden with a lawn area, patio seating area, shillied areas and flower and shrub beds. There is also a boiler house.





Garage/Workshop & Store

There is a detached garage with access into the store area.

Garage/Workshop 17'1" x 10'1" (5.232m x 3.079m)

Incorporating double opening doors, an inspection pit, double glazed obscured window to rear, double glazed window to front and a tap. There is access into the store area.

Store Area 10'0" x 7'6" (3.055m x 2.293m)

Incorporating a door to front and double glazed obscured window to rear.

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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/0137-2228-8200-0860-9296>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band A.

Estate Agents Note

The property had a new Septic Tank fitted in 2023 which is just for The Elms. The property has oil central heating and a Parkray fire.

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		
(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	

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	