



74 Petteril Street, Carlisle, CA1 2AJ

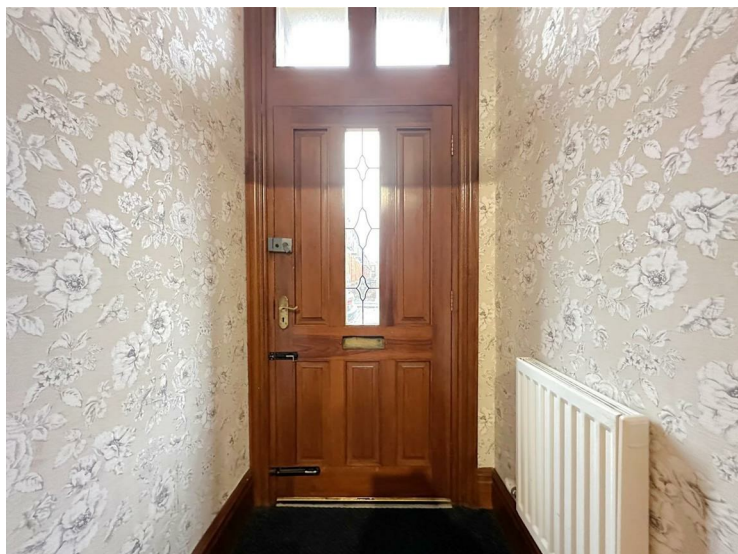
**Offers in the region of
£210,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, four bedroom, bay fronted mid terrace 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, play park, Stoneyholme Golf Club and has excellent access to the City Centre & the M6 Motorway. The accommodation is split over three floors and briefly comprises of an entrance vestibule, hallway, lounge with bay window, sitting room with double glazed french doors, dining kitchen, utility room and a modern shower room with under floor heating. To the first floor there are four bedrooms, bathroom and access to the attic room. The property also benefits from double glazing, central heating, front forecourt and a rear enclosed yard with a covered area. 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

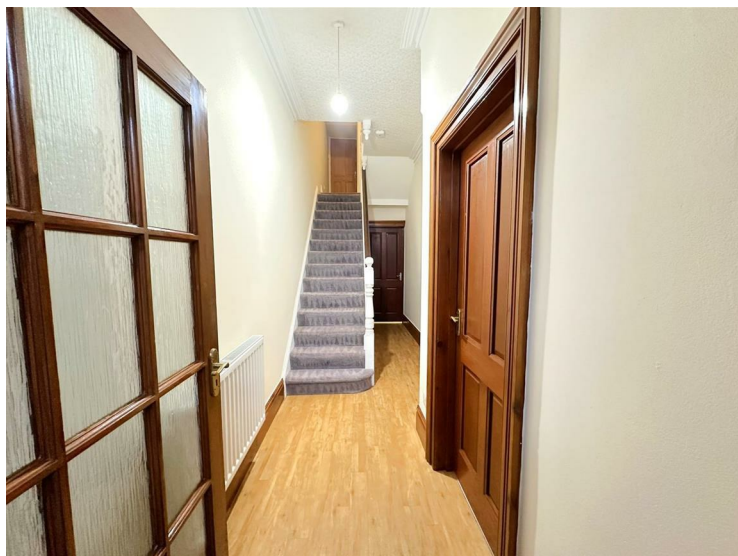
From Carlisle City Centre proceed East along Warwick Road. Turn right onto Broad Street and left onto Petteril Street. The property is situated on the right hand side and can be identified by our "For Sale" sign.

Entrance Vestibule

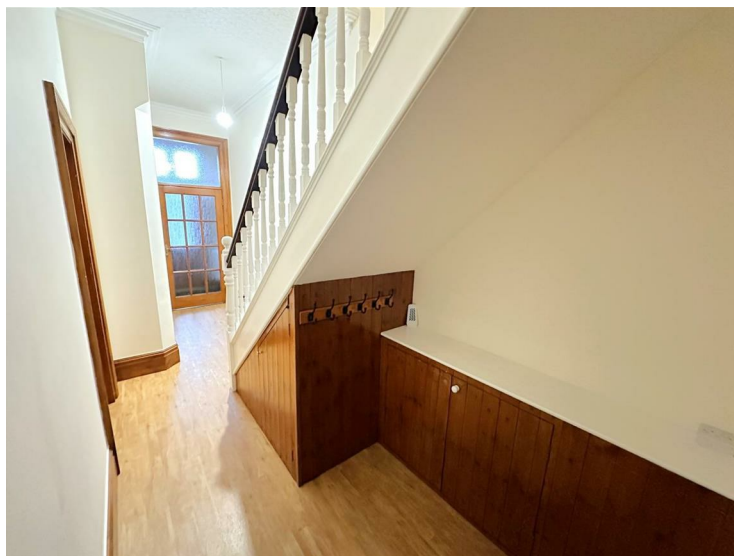


Approached by a door to front, incorporating a radiator and coving to the ceiling.

Hallway



Incorporating a radiator, coving to the ceiling, under stairs storage area and stairs to the first floor.



Lounge 14'4" max x 12'5" max (4.389m max x 3.798m max)



Incorporating a double glazed bay window to front, radiator, coving to the ceiling and exposed floor boards.

Sitting Room 13'10" x 10'8" (4.227m x 3.259m)



Incorporating double glazed french doors to rear, radiator and coving to the ceiling.





Dining Kitchen 18'5" x 10'9" (5.620m x 3.287m)



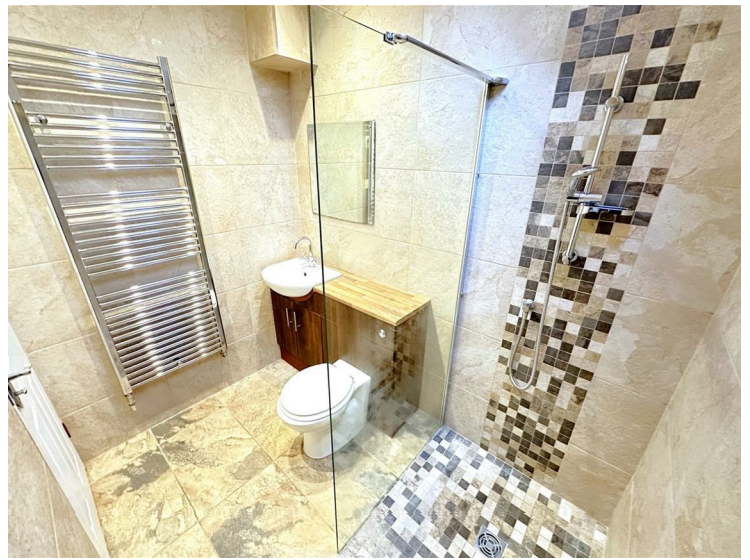
Utility Room 7'5" x 6'4" (2.270m x 1.938m)



Incorporating a range of fitted wall and base units with complementary work surface over, oven point and cooker hood. Integrated microwave, tiled splash areas, 1.5 sink unit with mixer tap, double glazed window to side, door to side, radiator and inset ceiling lights.

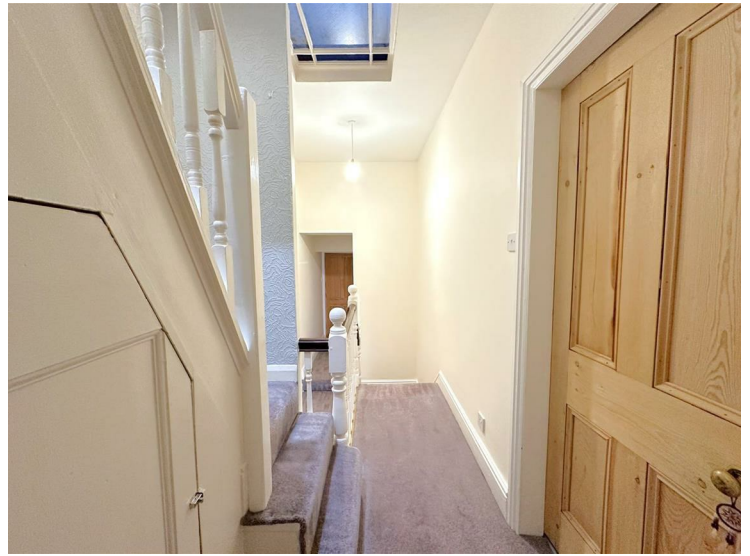


Incorporating a range of fitted base units with work surface over, plumbing for a washing machine and space for a tumble dryer. Sink unit with mixer tap, tiled splash areas, double glazed skylight to rear, inset ceiling lights and a radiator.



Shower Room 7'6" x 5'3" (2.297m x 1.621m)

First Floor Landing



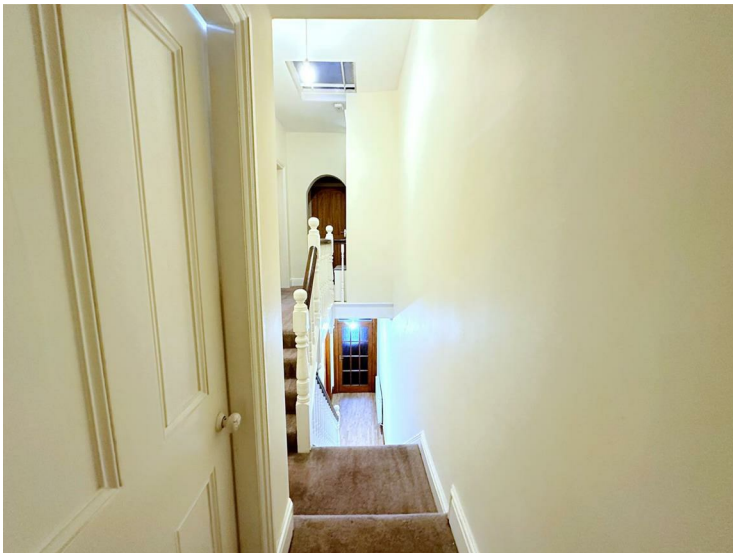
Incorporating a modern three piece suite comprising of a walk in shower with waterfall shower and shower attachment, wash hand basin set to vanity unit and WC. Double glazed skylight to side, heated towel rail, tiling to all walls, inset ceiling lights, extractor fan, tiled floor and under floor heating.

Incorporating a split landing incorporating under stairs storage cupboard, built in storage cupboard, skylight and stairs leading to the attic room.

Bedroom One 13'10" x 10'9" (4.226m x 3.285m)



A double bedroom incorporating a double glazed window to rear, radiator and coving to the ceiling.



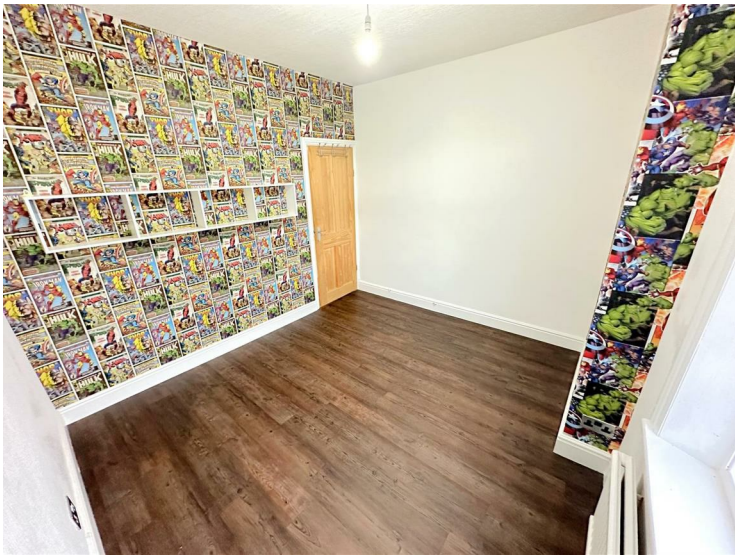
Bedroom Two 10'10" x 10'0" (3.314m x 3.058m)



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



Bedroom Three 11'5" x 9'7" max (3.505m x 2.930m max)



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



Bedroom Four 8'3" x 7'1" (2.526m x 2.171m)



Incorporating a double glazed window to front, radiator and laminate floor.





[Bathroom 7'8" x 6'0" \(2.362m x 1.848m\)](#)

[Attic Room 11'8" max x 12'1" max \(3.580m max x 3.688m max\)](#)



Incorporating a three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Double glazed obscured window to side, radiator, tiled splash areas and extractor fan.

Incorporating a double glazed skylight to front, built in storage area and storage into the eaves.

Outside



The property is approached by a front forecourt. To the rear of the property there is an enclosed yard with block paved seating area, patio seating area, covered area, outside power point, outside hot and cold taps and gated access to the rear.





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/9330-2062-0400-2994-7265>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band B.

Estate Agent Note

The property was flooded in 2015.

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			
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(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk