



9 Raven Crag Close, Carlisle, CA2 6RL

**Offers in the region of
£149,800**

Vicinity Homes are delighted to offer to the market this immaculately presented, three double bedroom detached house situated within a quiet cul-de-sac location in the popular Persimmon Homes Brackenleigh Development which is located to the West of Carlisle City Centre. The property is part of the Affordable Housing Scheme and is offered to the market at 70% of the full market value. 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 providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance vestibule, lounge, inner hallway, cloakroom/WC and a modern dining kitchen with double glazed french doors. To the first floor there are three double bedrooms, master modern en suite shower room and a modern bathroom. The property also benefits from double glazing, central heating, on site parking, garage and a landscaped rear garden. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a family!

Directions

Proceed West along Wigton Road. Turn right onto Glaramara Drive and follow the road into the Brackenleigh Development. Turn left onto Melbreak Avenue and right onto Raven Crag Close. Turn left at the T junction and follow the road to the bottom. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Entrance Vestibule

Approached by a door to front, incorporating a radiator.

Lounge 16'2" x 10'3" (4.935m x 3.145m)



Incorporating a double glazed window to front and a radiator.



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Inner Hallway



Incorporating a radiator and stairs to the first floor.



Cloakroom/WC 4'10" x 2'11" (1.494m x 0.905m)



Incorporating a pedestal wash hand basin, WC, tiled floor, tiled splash areas, radiator and extractor fan.

Dining Kitchen 18'10" x 7'7" (5.749m x 2.336m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated double oven and integrated hob with cooker hood over. Plumbing for a washing machine, space for a tumble drier, space for a fridge/freezer and 1.5 sink unit with mixer tap. Double glazed window to rear, double glazed french doors to rear, radiator and tiled floor.

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First Floor Landing



Incorporating a double glazed window to side, built in storage cupboard and loft access with a pull down ladder.



Bedroom One 13'11" max x 9'10" min x 9'8" max (4.248m max x 3.007m min x 2.957m max)



A double bedroom incorporating two double glazed windows to front and a radiator.



En Suite Shower Room 6'10" x 4'7" (2.086m x 1.421m)



Incorporating a modern three piece suite comprising of a double shower cubicle, pedestal wash hand basin and WC. Double glazed obscured window to front, radiator, tiled splash areas and extractor fan.





Bedroom Two 11'5" x 8'8" (3.480m x 2.660m)

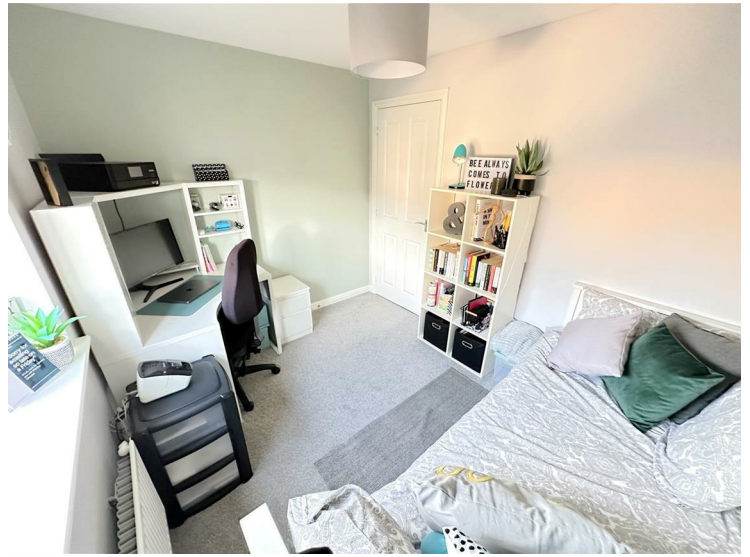


A double bedroom incorporating a double glazed window to rear and a radiator.

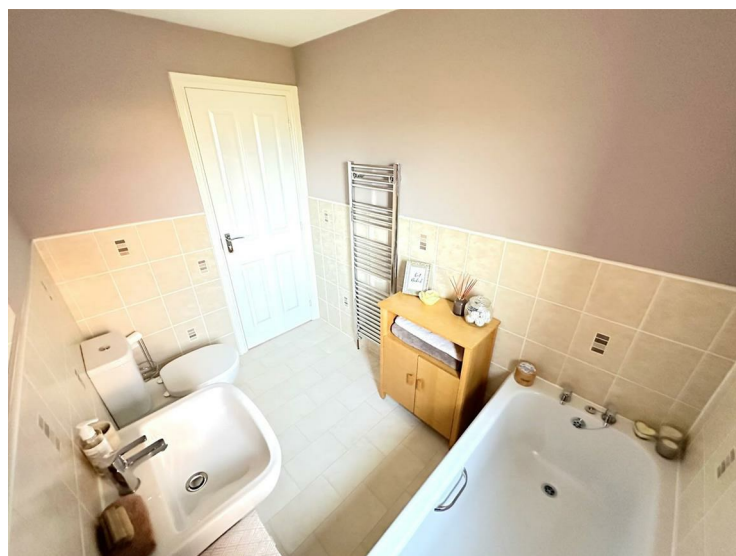
Bedroom Three 9'10" x 7'11" (3.006m x 2.415m)



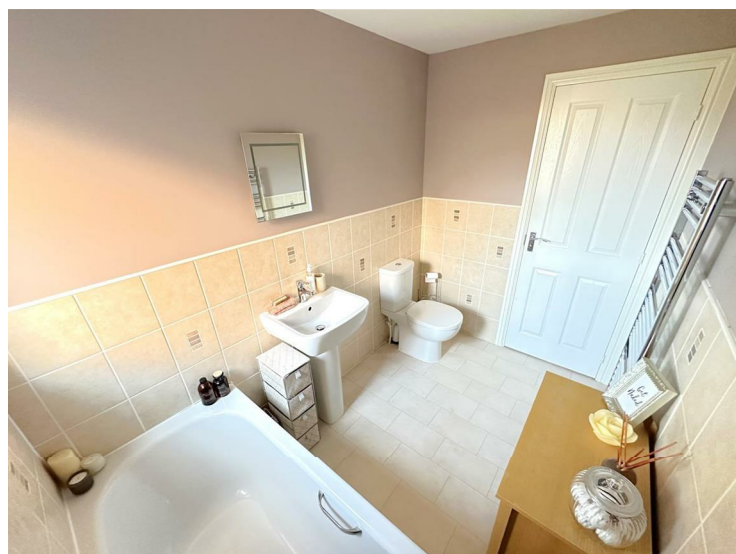
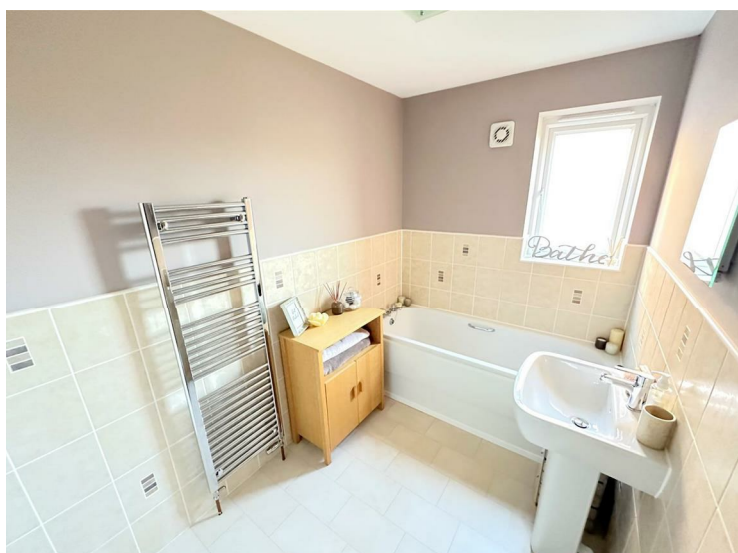
A double bedroom incorporating a double glazed window to rear and a radiator.



Bathroom 8'9" x 5'7" (2.669m x 1.703m)



Incorporating a modern three piece suite comprising of a bath, pedestal wash hand basin and WC. Double glazed obscured window to side, heated towel rail, tiled splash areas and extractor fan.



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Outside



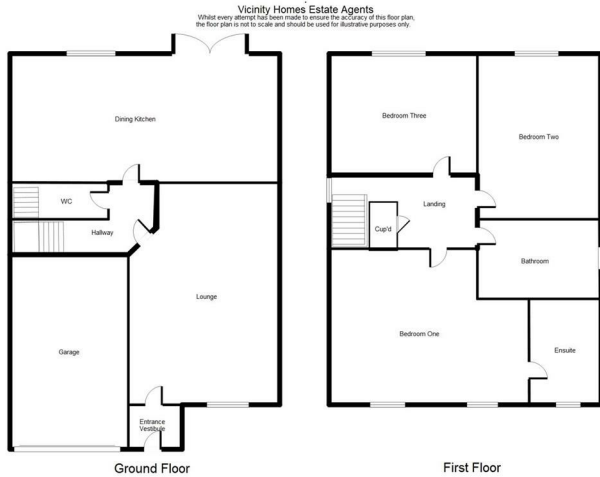
The property is approached by on site parking leading to the garage. There is also a lawn area and flower and shrub beds. To the rear of the property there is an enclosed landscaped garden with patio seating areas, lawn area, flower and shrub beds, outside tap and gated access to the side.



Single Garage 16'3" x 7'11" (4.971m x 2.423m)

Incorporating an up and over door, power and lighting.

Floor Plan



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/8601-6674-7439-5597-3563>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band C.

Estate Agents Note

Please note, there is a development upkeep fee. We have been informed the charge for 2024 was £149.00 payable to Gateway. Potential purchasers will need a local connection to Carlisle for the last 3 years as the property has a local occupancy clause on it.

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			91
(81-91) B			
(69-80) C		77	
(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			
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