



28 Bleaberry Way, Carlisle, Cumbria, CA2 6RF

Offers over £210,000

Vicinity Homes are delighted to offer to the market this immaculately presented, three double bedroom detached family home situated in a cul-de-sac within the popular Persimmon Homes Brackenleigh Development which is located to the West 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 providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge, cloakroom/WC, modern dining kitchen with french doors and a utility room. To the first floor there are three double bedrooms, master en suite shower room and a family bathroom. The property also benefits from double glazing, central heating, on site parking for two vehicles, garage and gardens to front, side and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family!

Directions

From Carlisle City Centre proceed West along Castle Way, at the round about take the second exit onto Wigton Road. Continue on this road heading to the outskirts of Carlisle. Turn right onto Glaramara Drive heading into the Brackenleigh Development. Turn left onto Bleaberry Way. Turn right, follow the road to the left and turn right. The property is situated straight ahead and can be identified by our "For Sale" sign.

Entrance Hallway



Approached by a door to front, incorporating a double glazed window to side, radiator, under stairs storage cupboard and stairs to the first floor.



Lounge 12'10" max x 10'11" min x 12'2" (3.928m max x 3.341m min x 3.716m)



Incorporating a double glazed window to front and a radiator.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk

Cloakroom/WC 5'3" x 3'0" (1.619m x 0.920m)



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

Dining Kitchen 17'11" x 9'5" (5.481m x 2.888m)



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





www.vicinityhomes.co.uk
Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ
T: 01228 599011
E: sales@vicinityhomes.co.uk

Utility Room 7'7" x 5'3" (2.329m x 1.623m)



Incorporating fitted base units with complementary work surface over, plumbing for a washing machine, space for a tumble dryer, tiled floor, radiator, extractor fan and door to side.

First Floor Landing



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



Bedroom One 12'11" max x 10'9" (3.957m max x 3.278m)



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

En Suite Shower Room 5'11" x 5'10" (1.805m x 1.789m)



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





Bedroom Two 9'5" x 9'5" (2.888m x 2.884m)



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

www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk

Bedroom Three 9'6" x 8'3" (2.899m x 2.521m)



Incorporating a double glazed window to rear and a radiator.



Bathroom 6'10" x 5'7" (2.097m x 1.702m)



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

Outside



The property is approached by a front garden with lawn area and flower and shrub beds and further lawn area leading round the side of the house. To the rear of the property there is an enclosed garden with lawn area, timber decked seating area, outside tap, outside power point and gated access to the rear. There is on site parking for two vehicles and a garage.



www.vicinityhomes.co.uk

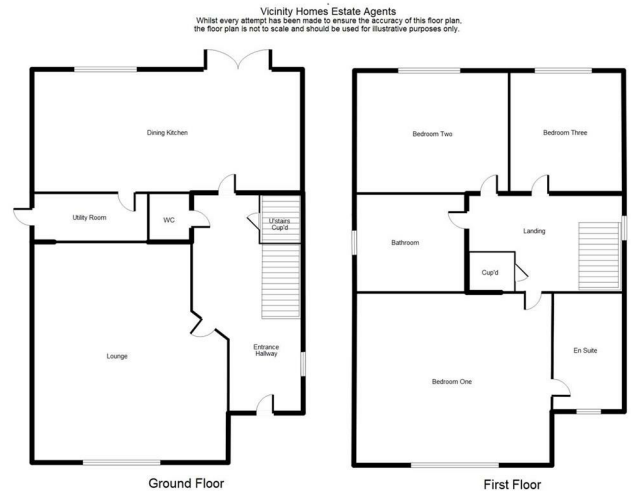
Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk



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/0050-3869-7779-9928-9935>

Council Tax

The property is in Council Tax Band D.

Tenure

The property is Freehold.

Estate Agents Note

There is an annual development upkeep fee which was £149.20 for the year.

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.

Single Garage

Incorporating an up and over door, power and lighting.

www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

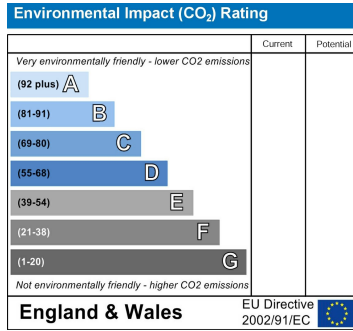
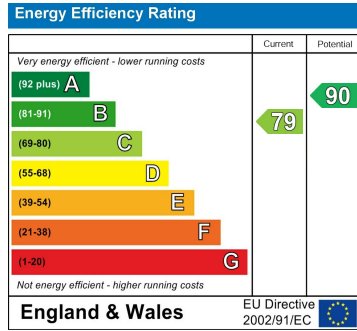
E: sales@vicinityhomes.co.uk

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.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk