



**20 Swann Lane, Carlisle, CA1 2GW**

**Offers in the region of  
£110,000**

Vicinity Homes are delighted to offer to the market a 50% share of this immaculately presented, three bedroom semi detached house situated on the popular Taylor Wimpey Meadowbrook development which is located to the East 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 City Centre & the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge, cloakroom/WC and a modern dining kitchen with double glazed french doors to the rear garden. To the first floor there are three good sized bedrooms, modern master en suite and a modern family bathroom. The property also benefits from double glazing, central heating, on site parking for three vehicles, garage, garden to front and a landscaped garden to the rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. This property is a shared ownership property with Heylo Housing, the share available to purchase is 50%. All potential purchasers must be approved via application to Heylo Housing. The property is offered to the market with no onward chain!



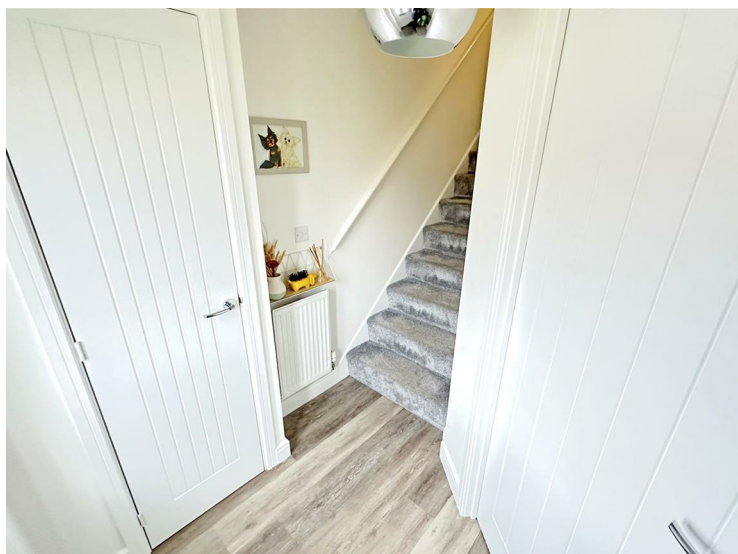
### Directions

From Warwick Road turn right onto Montgomery Way and right again onto Durranshill Road. Take the second left onto Rufus Road leading into the Meadowbrook Development. Turn right onto Rufus Road and follow the road. Turn right onto Swann Lane. The property is situated on the right hand side and can be identified by our "For Sale" sign.

### Entrance Hallway



Approached by a door to front, incorporating a radiator, built in storage cupboard, LVT flooring and stairs to the first floor.



### Lounge 13'10" x 12'0" (4.238m x 3.673m)



Incorporating a double glazed window to front, radiator and LVT flooring.



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**Cloakroom/WC 6'0" x 3'4" (1.836m x 1.034m)**



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

**Dining Kitchen 15'5" x 9'4" (4.701m x 2.851m)**



**Inner Hallway**

Incorporating LVT flooring and an under stairs storage cupboard which has power, lighting and LVT flooring. Open to the dining kitchen.

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, 1.5 sink unit with mixer tap, plumbing for a dishwasher, space for a fridge/freezer, double glazed window to rear, double glazed french doors to rear, LVT flooring and a radiator.





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**First Floor Landing**



Incorporating a radiator and loft access.

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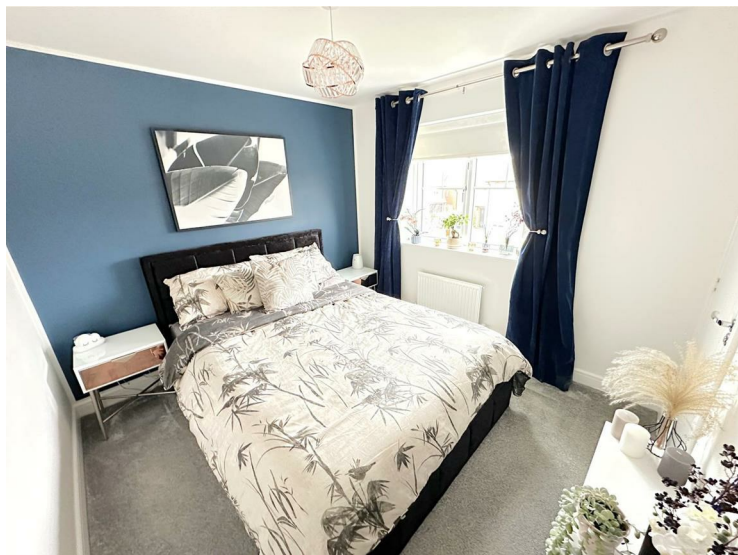
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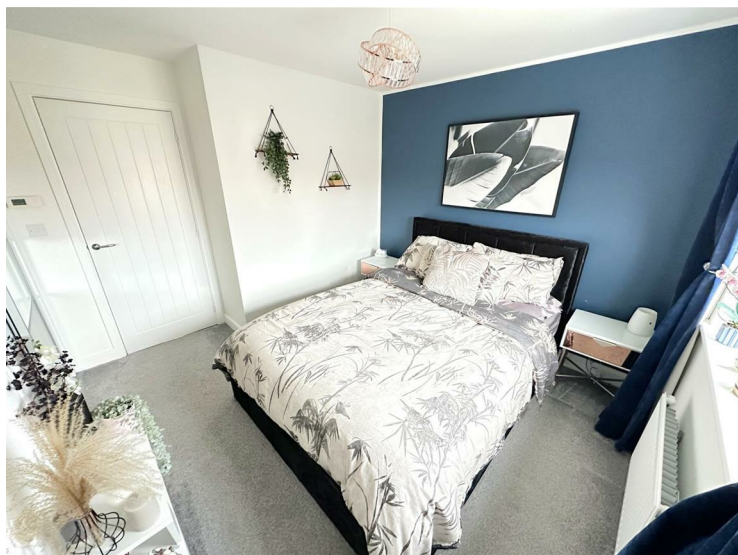
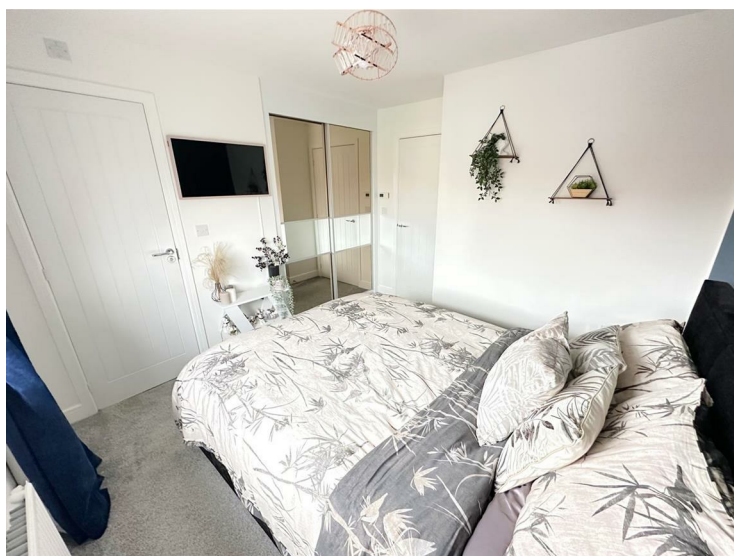
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**Bedroom One 9'8" x 11'1" max x 9'2" min (2.952m x 3.386m max x 2.816m min)**



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





**En Suite Shower Room 5'8" x 5'5" (1.731m x 1.653m)**



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

**Bedroom Two 10'10" x 8'7" (3.306m x 2.634m)**



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

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**Bedroom Three 11'7" max x 6'5" max x 4'5" min (3.555m max x 1.976m max x 1.357m min)**



Incorporating a double glazed window to rear, radiator and fitted wardrobes/storage.





**Bathroom 6'7" x 5'6" (2.024m x 1.685m)**



Incorporating a modern three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Extractor fan, tiled splash areas and heated towel rail.

**Outside**



The property is approached by on site parking for approximately three vehicles leading to the single garage. There is also a lawn area to the front of the house with flower & shrub beds. To the rear of the property there is a landscaped garden with patio seating areas, artificial grassed areas, raised flower & shrub beds, pond, outside power point, outside tap and gated access to the side.

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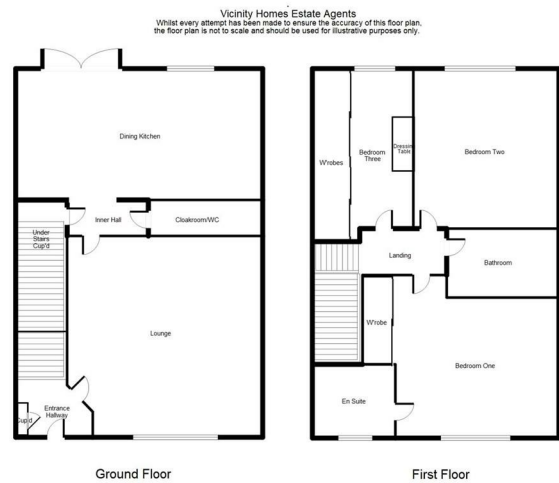




### **Single Garage 16'10" x 8'7" (5.135m x 2.622m)**

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 B**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0973-5914-7329-1260-4204>

### **Council Tax**

The property is in Council Tax Band C.

### **Tenure**

The property is being sold as Leasehold and a 50% share of the property is available to be purchased. The vendor currently pays £302.17 per month which includes: Rent £268.87, Lease management fee £25.61 & Annual Buildings Insurance £7.69.

### **Estate Agents Note**

An owner is able to purchase more shares in the property over time which is called Staircasing. The amount of rent paid would

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lower as the owner purchases more shares in the property. The vendor currently pays £302.17 per month which includes: Rent £268.87, Lease management fee £25.61 & Annual Buildings Insurance £7.69.

There will be a development upkeep fee but this has not commenced yet. The cost of this is to be determined.

**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.

