



30 Bleaberry Way, Carlisle, CA2 6RF

**Offers in the region of
£210,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, three double bedroom, detached family home situated in a quiet corner of a cul-de-sac on Bleaberry Way which is in the popular Persimmon Homes Brackenleigh Development. The property is located to the West of Carlisle City Centre and is close to a range of local amenities, regular bus routes, popular Primary & Secondary Schools and has excellent access onto the Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, lounge, utility room and a modern dining kitchen with double glazed french doors to the rear garden. To the first floor there are three double bedrooms, master en suite shower room and a bathroom. The property also benefits from double glazing, central heating, on site parking for one vehicle, single garage and gardens to front and rear. 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.

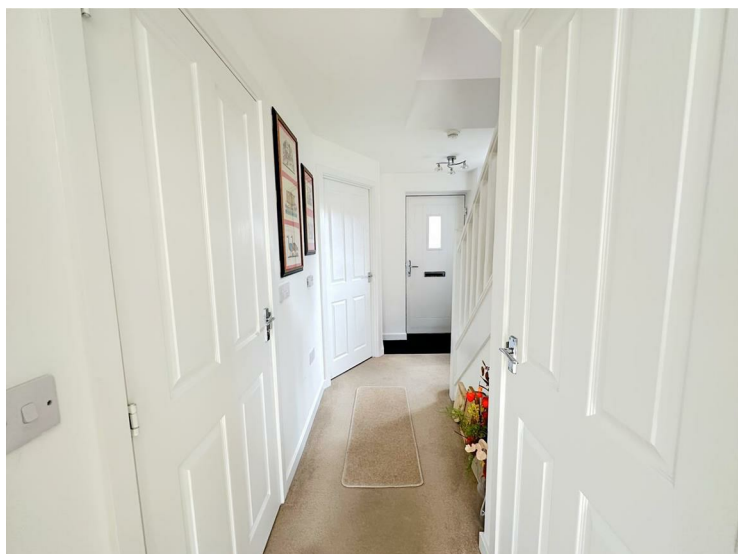
Directions

Proceed West along Wigton Road. Turn right onto Glaramara Drive which leads into the Brackenleigh Development. Turn left onto Bleaberry Way and turn right. Follow the road to the bottom into the cul-de-sac. The garage is on the right hand side and the path to the left of the garage leads round to the front of the house. The property can be identified by our "For Sale" sign.

Entrance Hallway



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



Lounge 12'10" x 12'2" (3.918m x 3.727m)



Incorporating a double glazed window to front and a radiator.



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Cloakroom/WC 5'3" x 3'0" (1.614m x 0.926m)



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

Dining Kitchen 18'0" x 9'3" (5.509m x 2.826m)



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





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Utility Room 7'7" x 5'4" (2.329m x 1.628m)



Incorporating a range of modern fitted base units with complementary work surface over, integrated washing machine, space for a tumble drier, door to side, radiator and extractor fan.



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First Floor Landing



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



Bedroom One 12'11" max x 11'10" min x 10'8" (3.947m max x 3.630m min x 3.270m)

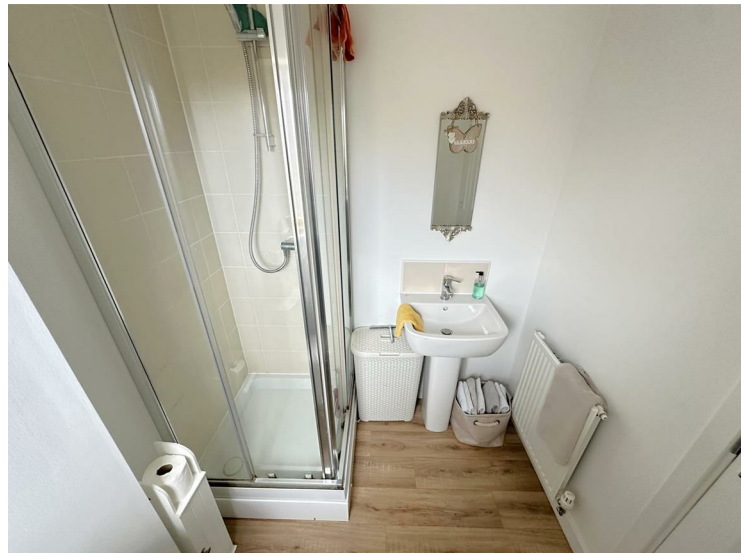


A double bedroom incorporating a double glazed window to front and a radiator.

En Suite Shower Room 5'11" x 5'10" (1.807m x 1.797m)



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 9'6" x 9'6" (2.917m x 2.907m)



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



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Bedroom Three 9'6" x 8'3" (2.900m x 2.520m)



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



Bathroom 6'10" x 5'7" (2.085m x 1.704m)



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



Outside



The property is approached by a front garden with lawn area, shrilled area and flower and shrub beds. To the rear of the property there is a generous sized rear garden with patio seating area, lawn area, outside tap, gated access to the front and a door giving access into the garage. In front of the garage there is a parking space for one vehicle.

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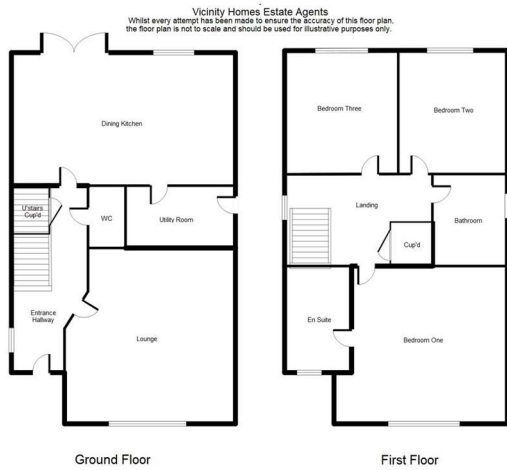
Single Garage 17'5" x 10'3" (5.322m x 3.128m)



Incorporating an up and over door and door giving access to the rear garden.



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/8908-4995-9639-8727-4783>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band D.

Estate Agents Note

Please note, there is a Development Upkeep Fee of £146.00 per year. This is payable to Gateway Property Management.

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			90
(81-91) B		79	
(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			
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