



159 Green Lane, Belle Vue, Carlisle, CA2 7QW

**Offers in the region of
£299,950**

Vicinity Homes are delighted to offer to the market this immaculately presented & extended, five bedroom semi detached house situated within a sought after residential area 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, ground floor bedroom and a modern dining kitchen with a range of integrated appliances and double glazed french doors to the rear garden. To the first floor there are four bedrooms and a four piece family bathroom. The property also benefits from double glazing, central heating, block paved on site parking for two vehicles and a good sized garden to 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 Castle Way and take the third exit at the round about onto Port Road. Continue onto Newtown Road and Moorhouse Road. Turn left onto Crown Road and right onto Green 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 tiled floor and stairs to the first floor.

Lounge 14'5" x 12'3" (4.402m x 3.757m)



Incorporating a double glazed window to front, radiator and coving to the ceiling.



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Dining Kitchen 25'6" x 8'5" (7.796m x 2.571m)



Incorporating a range of modern fitted wall and base units with complementary Quartz work surface over, integrated oven, integrated grill and integrated hob with cooker hood over. Integrated fridge, integrated freezer, sink unit with mixer tap and integrated dishwasher. Integrated bin, integrated washing machine, integrated tumble drier and integrated wine cooler. Double glazed french doors to rear, two double glazed windows to rear, radiator, vinyl flooring, radiator, inset ceiling lights, coving to the ceiling and under stairs storage cupboard.



Bedroom One 15'3" x 8'2" (4.667m x 2.496m)



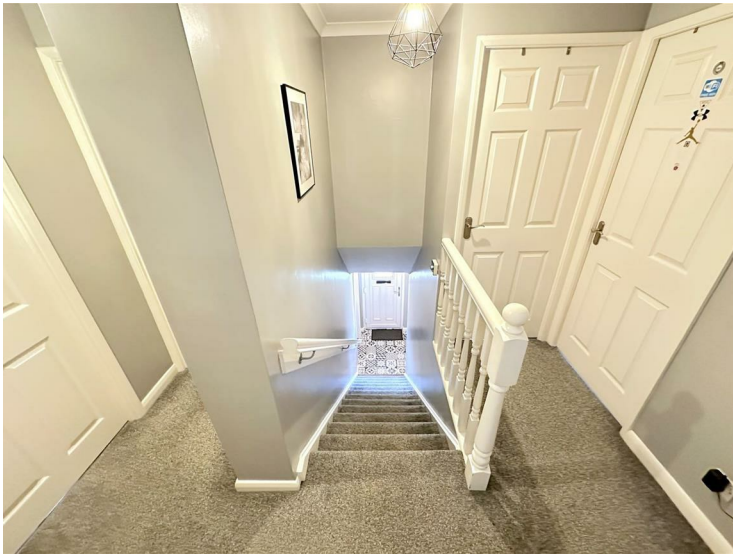
A double bedroom incorporating a double glazed window to front, radiator, inset ceiling lights and coving to the ceiling.



Bedroom Two 16'0" max x 12'10" x 11'1" (4.886m max x 3.926m x 3.380m)



First Floor Landing



A double bedroom incorporating two double glazed windows to front, radiator, built in storage cupboard and coving to the ceiling.



Incorporating two loft access points and coving to the ceiling.

Bedroom Three 11'11" x 9'5" (3.645m x 2.871m)



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



Bedroom Four 10'8" x 9'0" (3.270m x 2.761m)



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



View From Bedroom Three



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Bedroom Five 5'11" max x 4'11" min x 11'1" (1.825m max x 1.502m min x 3.380m)



Incorporating a double glazed window to rear, radiator, fitted wardrobe/storage and coving to the ceiling.



Bathroom 10'8" x 5'2" (3.264m x 1.597m)



Incorporating a modern four piece suite comprising of a bath with mixer tap, shower with waterfall shower & shower attachment, pedestal wash hand basin and WC. Double glazed obscured window to rear, radiator, tiled splash areas, vinyl flooring, panelled ceiling, inset ceiling lights and extractor fan.



Outside



The property is approached by block paved on site parking for two vehicles and a lawn area. To the rear of the property there is an enclosed landscaped garden with patio seating area, lawn area, outside power point, outside tap, flower and shrub beds and gated access to rear and side.



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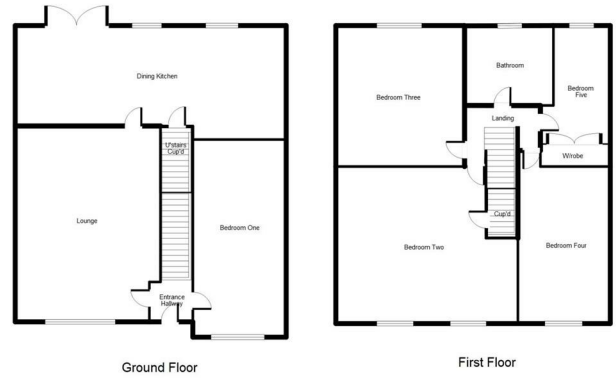
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Floor Plan

Vicinity Homes Estate Agents
Whilst every attempt has been made to ensure the accuracy of this floor plan, the floor plan is not to scale and should be used for illustrative purposes only.



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EPC Band C

<https://find-energy-certificate.service.gov.uk/energy-certificate/9447-3047-0207-7485-8204>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band B.

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.

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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.

