



**23 Helvellyn Rise, Carlisle, CA2 6QL**

**Offers over £170,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom semi detached house situated within a cul-de-sac location in the popular Beeches 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, cloakroom/WC, modern dining kitchen, lounge and a conservatory with french doors to the garden. To the first floor there are three bedrooms and a bathroom. The property also benefits from double glazing, central heating, on site parking, garage and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a family. The property is offered to the market with no onward chain.



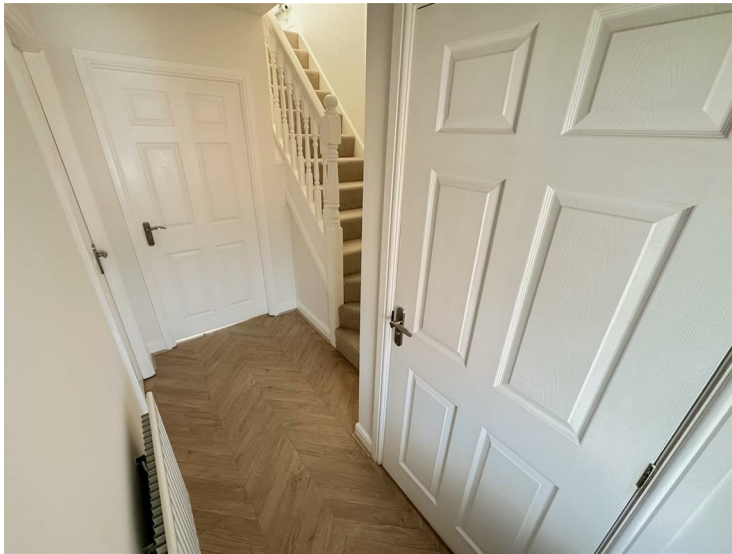
### Directions

From the City Centre, proceed West along Wigton Road. Take the first right onto Glaramara Drive, leading into The Beeches Development. Turn right onto Whitfell Avenue. Turn left onto Helvellyn Rise. Turn left again at the T Junction and left again at the next T Junction. The property is situated straight ahead in the corner and can be identified by our "For Sale" sign.

### Entrance Hallway



Approached by a door to front, incorporating a radiator, laminate floor and stairs to the first floor.



### Cloakroom/WC 6'6" x 3'7" (1.999m x 1.104m)



Incorporating a wash hand basin, WC, double glazed obscured window to front, radiator, tiled floor and tiled splash areas.

### Dining Kitchen 13'5" x 8'9" (4.101m x 2.681m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Sink unit with mixer tap, integrated dishwasher, space for a washing machine and space for a fridge/freezer. Double glazed window to front, radiator and laminate floor.

[www.vicinityhomes.co.uk](http://www.vicinityhomes.co.uk)

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**Lounge 16'1" x 10'8" (4.908m x 3.273m)**



Incorporating a double glazed window to rear, double glazed french doors to rear, radiator, under stairs storage cupboard and laminate floor.







**[Conservatory 10'11" x 7'4" \(3.345m x 2.240m\)](#)**

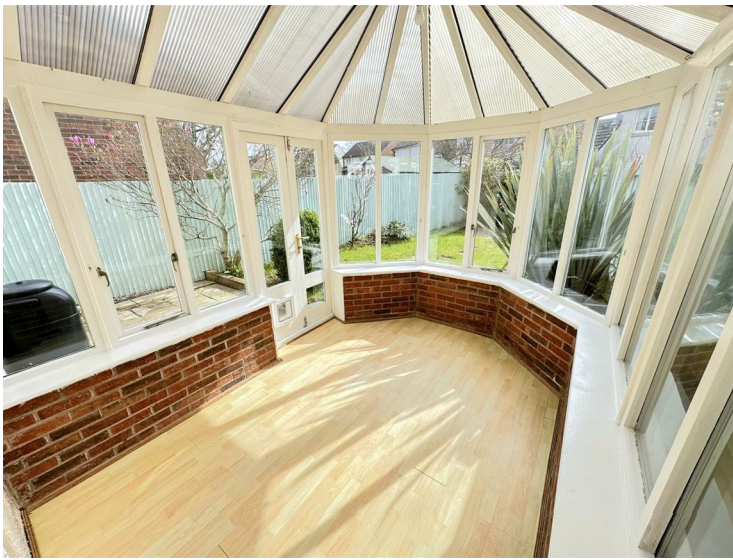


**Incorporating french doors to the side and laminate floor.**

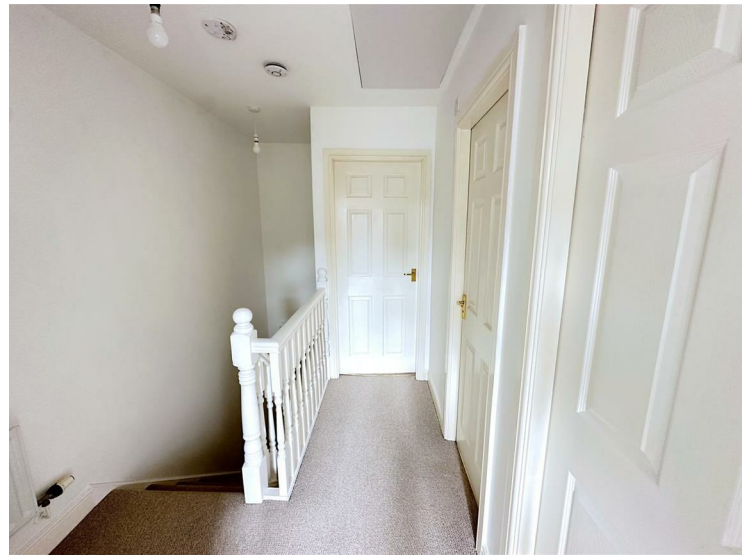




## First Floor Landing



Incorporating a radiator and loft access with a pull down ladder.





**Bedroom One 13'2" x 9'1" (4.029m x 2.772m)**



A double bedroom incorporating two double glazed windows to front, radiator and fitted wardrobe/storage.



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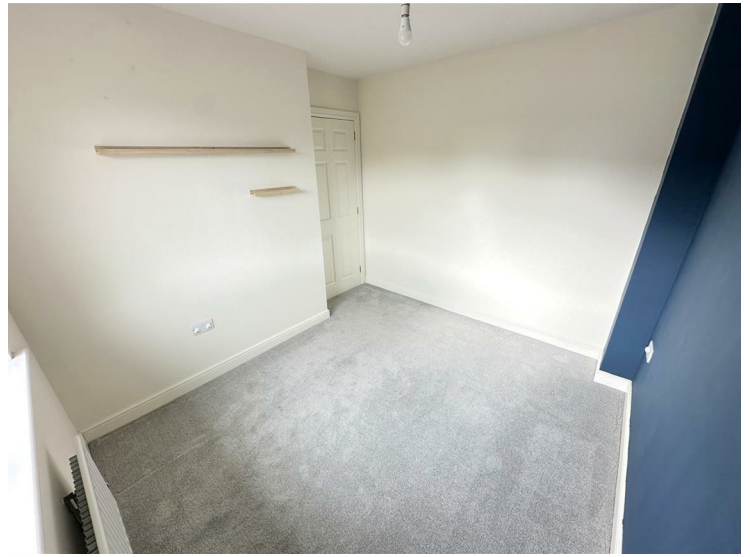
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**Bedroom Two 9'8" x 8'3" (2.953m x 2.515m)**



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

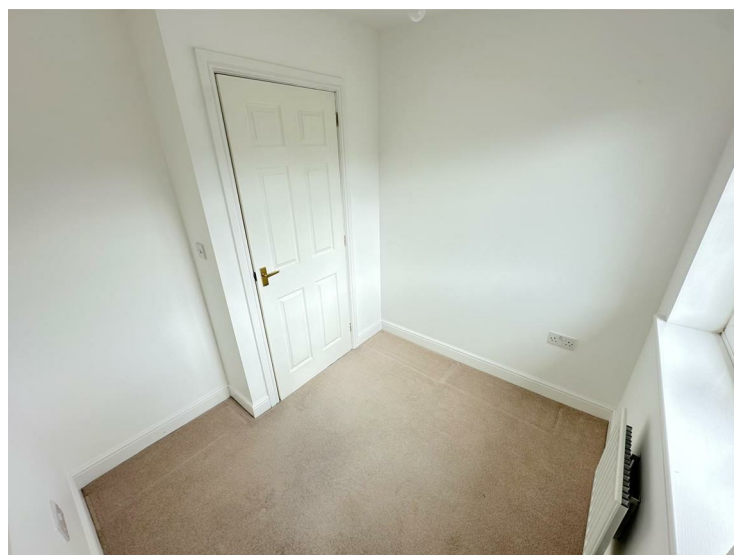
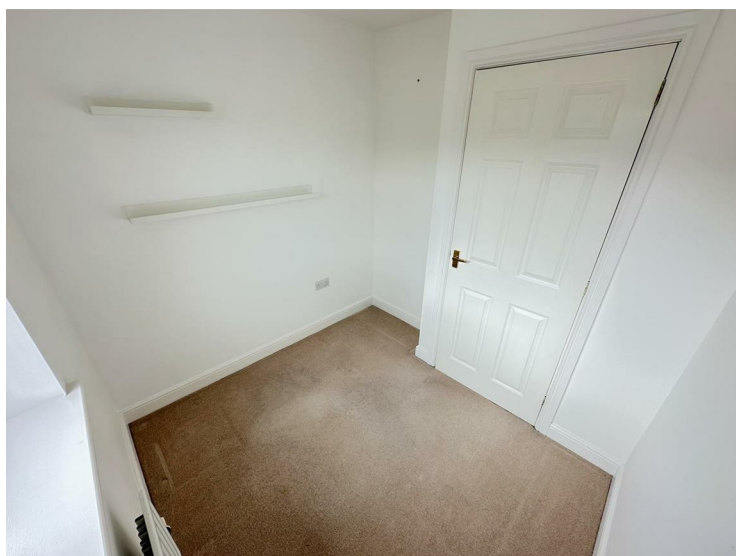




**Bedroom Three 7'3" max x 6'2" min x 7'6" (2.228m max x 1.897m min x 2.298m)**



Incorporating a double glazed window to rear and a radiator.



**Bathroom 9'4" x 5'1" (2.859m x 1.560m)**



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

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## Outside



The property is approached by a separate garage with parking for one vehicle in front of the garage. There is a pathway leading to the house and a lawn area, shillied area and flower & shrub beds. To the rear of the property there is an enclosed garden with a patio seating area, lawn area, flower & shrub beds and gated access to the front.



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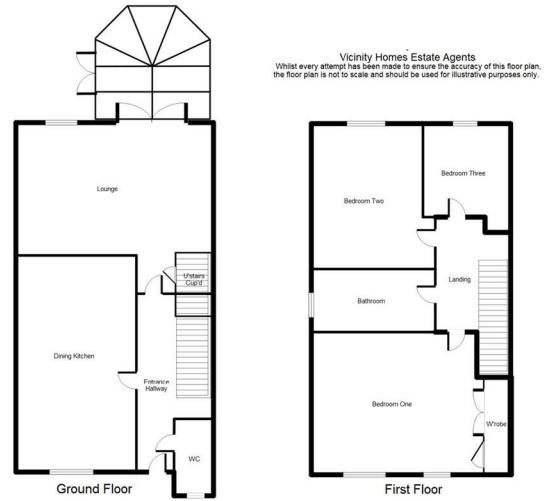
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## Floor Plan



## Garage 18'4" x 8'8" (5.612m x 2.647m)



Incorporating an up and over door, tap, power and lighting.

Please note, the floor plan is not to scale and should be used for illustrative purposes only.

## Tenure

The property is Freehold.

## Council Tax

The property is in Council Tax Band C.

## EPC Band TBC

The previous EPC has expired. A new EPC has been ordered. More details to follow.

## 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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