



41 Gleneagles Drive, Carlisle, CA3 9PX

Offers over £140,000

Vicinity Homes are delighted to offer to the market this immaculately presented, two double bedroom semi detached house situated on a corner plot within a popular residential development to the North of Carlisle City Centre. The property is close to a range of local amenities, regular bus routes, popular Primary & Secondary Schools and has excellent access to the City Centre and the Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance porch, hallway, modern kitchen, dining lounge and a sun room. To the first floor there are two double bedrooms and a modern bathroom. The property also benefits from double glazing, central heating, on site parking for two vehicles and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a first time buyer or a buy to let investor.

Directions

From Carlisle City Centre proceed North up Stanwix Bank. Staying in the left hand lane, turn left at the traffic lights onto Etterby Street. Continue on this road. Turn left onto Gleneagles Drive which leads into the Etterby Park Development. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Entrance Porch 3'5" x 2'4" (1.061m x 0.733m)

Approached by a door to front, incorporating panelled ceiling and inset ceiling lights.

Hallway



Incorporating an under stairs storage cupboard, oak flooring and stairs to the first floor.



Kitchen 8'8" x 6'2" (2.649m x 1.900m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooked hood over. Plumbing for a washing machine, 1.5 sink unit with mixer tap, space for a fridge/freezer, double glazed window to front and oak flooring.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

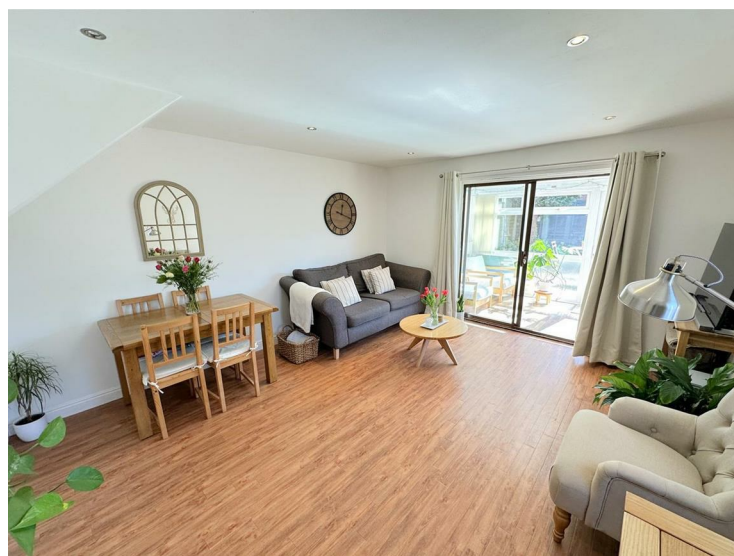
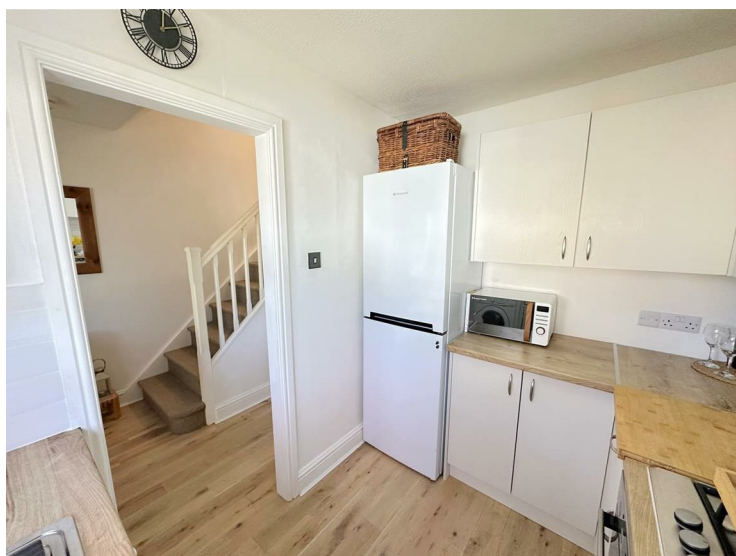
T: 01228 599011

E: sales@vicinityhomes.co.uk

Dining Lounge 14'6" x 12'11" (4.433m x 3.962m)



Incorporating a double glazed window to side, double glazed patio doors to rear, radiator, inset ceiling lights and Karndean flooring.

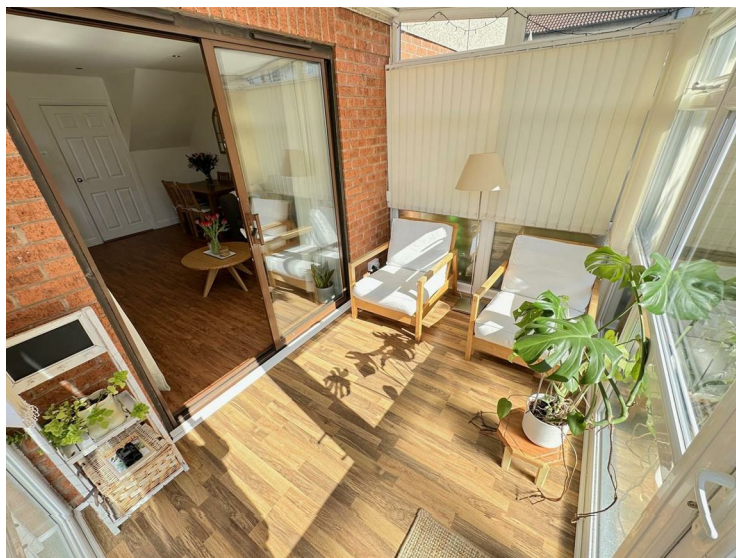


Sun Room 9'10" x 6'8" (3.001m x 2.039m)



Incorporating a door to rear and laminate floor.

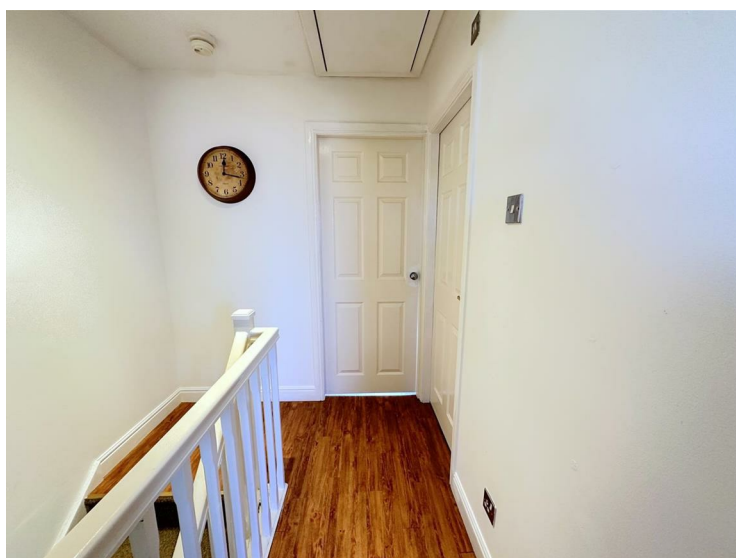




First Floor Landing



Bedroom One 13'0" x 7'9" (3.982m x 2.376m)



Incorporating Karndean flooring and loft access with a pull down ladder. The loft is part boarded with storage shelves, power and lighting.



A double bedroom incorporating a double glazed window to rear, radiator, Karndean flooring and inset ceiling lights.

Bedroom Two 13'0" x 8'8" (3.976m x 2.659m)



A double bedroom incorporating two double glazed windows to front, radiator, inset ceiling lights, Karndean flooring and built in storage cupboard.





Bathroom 6'5" x 6'5" (1.978m x 1.958m)



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





Outside



The property is approached by a front garden with a shilled area, flower and shrub beds and an outside tap. There is a driveway at the rear of the property providing parking for two vehicles. The rear garden has shilled seating areas which lead to the side of the house, flower and shrub beds, a garden shed which has power and there's gated access to the front.





Shed 9'8" x 7'8" (2.963m x 2.340m)

Incorporating power and lighting.

Floor Plan



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

EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/2035-3901-4209-7060-7204>

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.

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.

