



24 Granville Road, Carlisle, CA2 7BA

**Offers in the region of
£70,000**

Vicinity Homes are pleased to offer to the market this two double bedroom mid terrace house situated within a popular area to the West of Carlisle City Centre. The property is close to a range of local amenities, The Cumberland Infirmary, regular bus routes, popular Primary & Secondary Schools and has excellent access to the City Centre & the M6 Motorway. The accommodation briefly comprises of an entrance vestibule, lounge, kitchen and bathroom. To the first floor there are two double bedrooms. The property also benefits from double glazing, central heating, front forecourt and a rear enclosed garden. Viewing is highly recommended to appreciate. The property does require some modernisation which is reflected within the asking price and it has no onward chain. An ideal purchase for a first time buyer or an investor.

Directions

Proceed West along Castle Way. At the round about take the third exit onto Port Road then Newtown Road. Turn left onto Granville Road. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Entrance Vestibule

Approached by a door to front, incorporating laminate floor.

Lounge 12'5" max x 14'1" max (3.799m max x 4.301m max)



Incorporating a double glazed window to front, radiator, laminate floor and a feature fireplace.



Kitchen 12'4" x 7'10" (3.764m x 2.391m)



Incorporating a range of fitted wall and base units with work surface over, integrated oven and integrated hob with cooker hood over. Plumbing for a washing machine, 1.5 sink unit with mixer tap, double glazed window to rear, door to rear, radiator and under stairs storage cupboard.

www.vicinityhomes.co.uk

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Bathroom 12'5" x 3'10" (3.803m x 1.180m)



Incorporating a three piece suite comprising of a bath with shower attachment, pedestal wash hand basin and WC. Two double glazed obscured windows to side, radiator, tiled splash areas and panelled ceiling.



First Floor

Bedroom One 14'3" x 12'7" (4.368m x 3.852m)



A double bedroom incorporating a double glazed window to front, radiator and built in storage cupboard.

Bedroom Two 12'7" x 7'10" max (3.841m x 2.396m max)



A double bedroom incorporating a double glazed window to rear, radiator and built in storage cupboard housing the boiler.



Outside



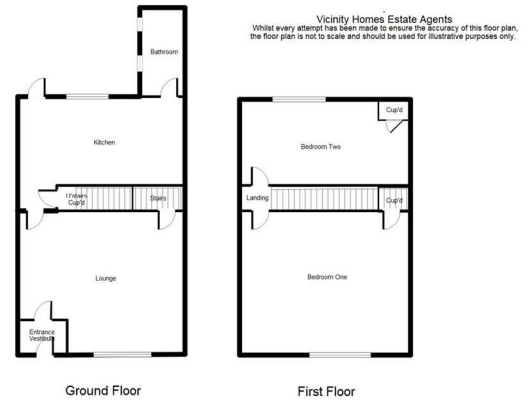
The property is approached by a front forecourt. To the rear of the property there is a good sized garden with shillied area and out building.



Out Building 3'6" x 5'7" (1.089m x 1.720m)

Suitable for storage.

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/0360-2015-1370-2094-5675>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band A.

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.

