



33 Brunton Avenue, Carlisle, CA1 2AU

**Offers in the region of
£167,500**

Vicinity Homes are delighted to offer to the market this extended semi detached house situated in a sought after residential area to the East 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 & the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge with bay window, sitting room, cloakroom/WC and a breakfast kitchen. To the first floor there are three good sized bedrooms, bathroom and a separate WC. 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. The property does require some modernisation which is reflected within the asking price.

Directions

From Carlisle City Centre proceed East along Warwick Road. Turn right onto Brunton Avenue and continue straight ahead. 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 a double glazed obscured window to front, radiator, under stairs storage cupboard and stairs to the first floor.



Lounge 13'4" max x 10'11" (4.077m max x 3.341m)



Incorporating a double glazed bay window to front, radiator, coving to the ceiling and a feature fireplace with surround, inset and hearth.

www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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[Cloakroom/WC 4'6" x 2'4" \(1.378m x 0.733m\)](#)



Incorporating a wash hand basin, WC, double glazed obscured window to side and splash boards.

[Sitting Room 13'4" x 10'10" \(4.077m x 3.313m\)](#)



Incorporating a double glazed window to rear, radiator, built in storage cupboard, coving to the ceiling and a feature fireplace with surround, inset and hearth.



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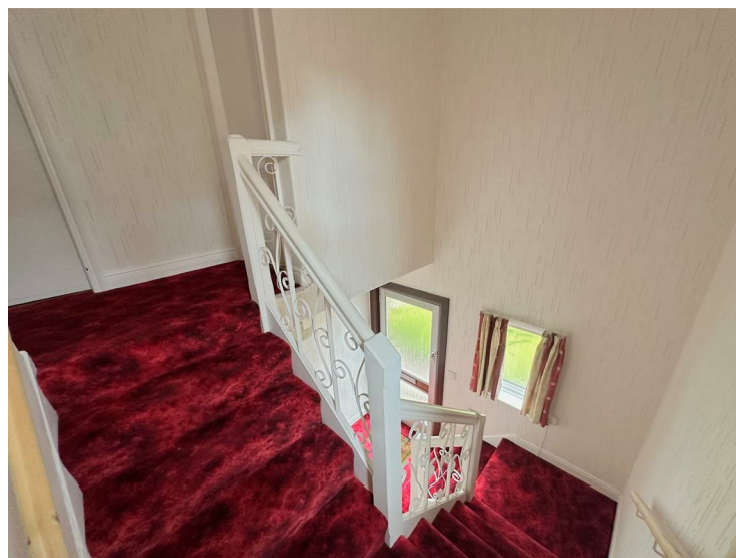
Breakfast Kitchen 10'3" x 9'1" (3.131m x 2.777m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, breakfast bar, integrated oven and integrated hob with cooker hood over. Integrated fridge, integrated freezer, integrated washing machine, sink unit with mixer tap and tiled splash areas. Double glazed window to side, door to side, double glazed window to rear, radiator and built in storage cupboard housing the boiler.



First Floor Landing



Incorporating a double glazed window to side and loft access.



**Bedroom One 11'2" x 9'0" to wardrobe front x 9'9" max
(3.406m x 2.757m to wardrobe front x 2.992m max)**



A double bedroom incorporating a double glazed window to front, radiator and fitted wardrobe/storage.



Bedroom Two 10'11" x 11'1" max (3.338m x 3.398m max)



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

Bedroom Three 9'1" x 7'5" (2.794m x 2.265m)



Incorporating a double glazed window to rear and a radiator.





[Separate WC 4'7" x 2'8" \(1.413m x 0.825m\)](#)



[Bathroom 5'9" x 5'4" \(1.754m x 1.627m\)](#)



Incorporating a two piece suite comprising of a bath with shower attachment and pedestal wash hand basin. Double glazed obscured window to side, radiator and tiled splash areas.

Incorporating a WC, double glazed obscured window to front and tiled splash areas.

[Outside](#)



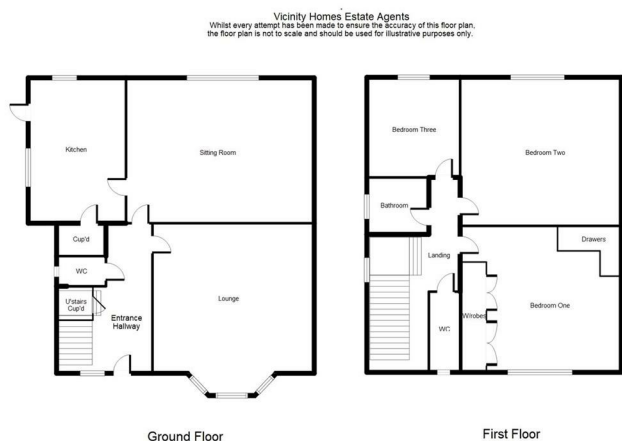
The property is approached by on site parking with double gated access leading down the side of the house towards the single garage. There is also a lawn area with flower and shrub beds. To the rear of the property there is a lawn area, flower and shrub beds, outside tap and gated access to the rear.



Garage 17'7" x 8'4" (5.377m x 2.546m)

Incorporating double opening doors, two windows to side, door to side, power and lighting.

Floor Plan



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

EPC Band G

<https://find-energy-certificate.service.gov.uk/energy-certificate/8716-7723-4730-0559-3902>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band B.

Estate Agents Note

Please note, the property flooded in the Carlisle 2005 & 2015 floods.

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.

