



83 Glaramara Drive, Carlisle, CA2 6QW

Offers over £190,000

Vicinity Homes are delighted to offer to the market this immaculately presented, four double bedroom, end terrace house situated within the sought after Persimmon Homes Brackenleigh Development which is located to the West of the 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 Western City Bypass providing access to the M6 Motorway. The accommodation is split over three floors and briefly comprises of a good sized lounge and a spacious dining kitchen with patio doors to the garden. On the first floor there are two double bedrooms and an en suite shower room. On the second floor there are two further double bedrooms and a family bathroom. The property also benefits from double glazing, central heating, gardens to front & rear, on site parking for two vehicles & a garage which has been split into a store/gym at the rear of the property. Viewing is absolutely essential to fully appreciate the size of the accommodation on offer. An ideal purchase for first time buyers or a family!

Directions

Proceed West along Wigton Road. Turn second right onto Glaramara Drive which leads into the Brackenleigh Development. The property is situated on the right hand side and can be identified by our "For Sale" sign.

Lounge 13'6" x 13'0" (4.115m x 3.976m)



Approached by a door to front, incorporating a double glazed window to front, radiator and stairs to the first floor.



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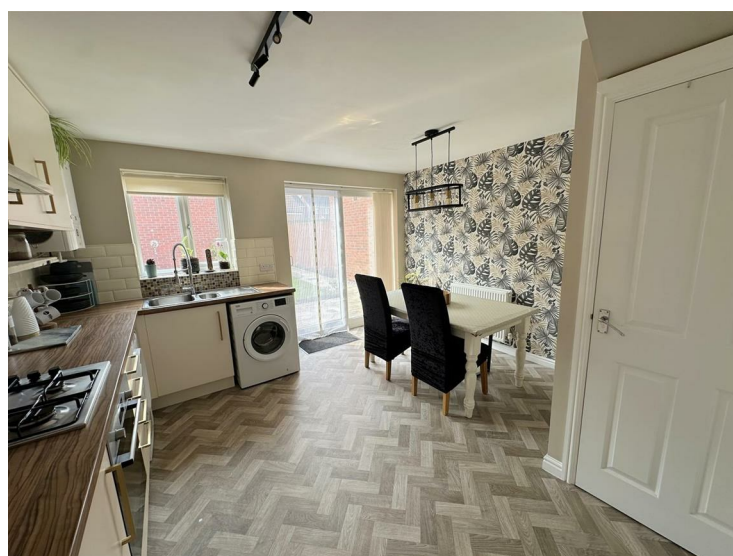
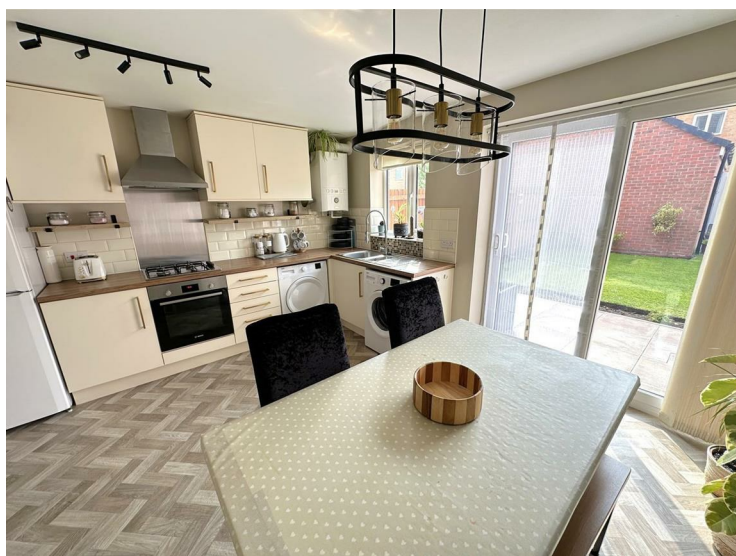
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Dining Kitchen 13'0" x 12'8" (3.968m x 3.880m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Tiled splash areas, 1.5 sink unit with mixer tap, plumbing for a washing machine, space for a tumble dryer and space for a fridge/freezer. Double glazed window to rear, double glazed patio doors to rear, radiator and built in storage cupboard.



First Floor Landing



Incorporating stairs to the second floor.



Bedroom One 13'0" x 9'2" (3.977m x 2.808m)



A double bedroom incorporating a double glazed window to front, double glazed french doors to the Juliette style balcony and a radiator.



Bedroom Two 11'1" to wardrobe front x 9'5" (3.402m to wardrobe front x 2.876m)



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



En Suite Shower Room 6'4" max x 4'5" max (1.946m max x 1.368m max)



Incorporating a modern three piece suite comprising of a shower cubicle, pedestal wash hand basin and WC. Laminate floor, radiator and tiled splash areas.



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Second Floor Landing



Incorporating a built in storage cupboard and loft access.



Bedroom Three 13'1" x 10'2" max (4.001m x 3.118m max)



A double bedroom incorporating two double glazed windows to front and a radiator.



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Bedroom Four 13'1" x 9'7" max x 6'9" min (3.994m x 2.927m max x 2.080m min)



A double bedroom incorporating two double glazed windows to rear and a radiator.



Bathroom 6'2" x 5'6" (1.894m x 1.689m)



Incorporating a modern three piece suite comprising of a bath, pedestal wash hand basin and WC. Extractor fan, radiator, tiled splash areas and laminate floor.



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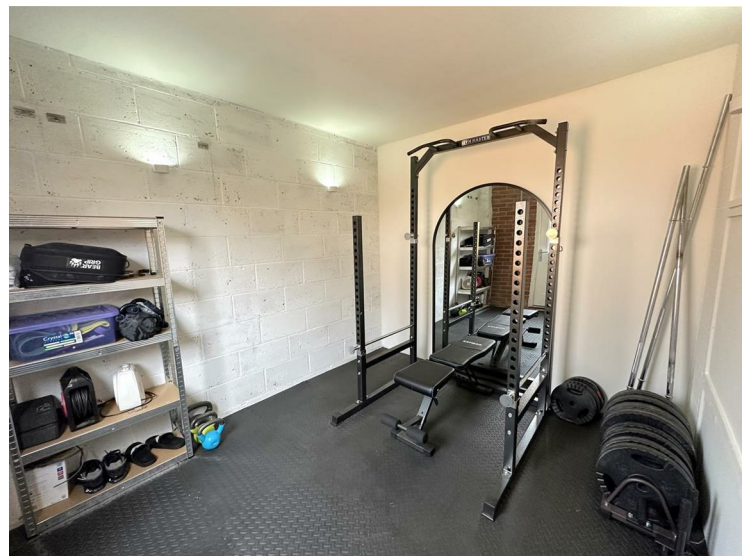
Outside



The property is approached by a front garden with lawn area and shrubs. To the rear of the property there is a good sized enclosed garden with patio seating area, lawn area, flower & shrub beds, outside tap and gated access to the front. There is also access into the gym (converted garage) from the garden. There is on site parking for two vehicles in front of the store (converted garage). The single garage has been split into two rooms, the front part is a store and the rear part is a gym with access into the garden.



Gym 8'7" x 9'11" (2.637m x 3.039m)



Incorporating a door into the garden.

Store 9'0" x 7'4" (2.746m x 2.238m)



Incorporating an up and over door.

Floor Plan



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

Tenure

The property is Freehold.

EPC Band TBC

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

Council Tax

The property is in Council Tax Band C.

Estate Agents Note

Please note, there is an upkeep fee for the development. The vendor paid £145.00 for 2025.

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.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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