



21 Tramside Way, Carlisle, CA1 2FH

Offers over £160,000

Vicinity Homes are delighted to offer to the market this well presented, three bedroom semi detached house situated within a popular modern development to the East of Carlisle City Centre. The property is close to a range of local amenities, regular bus routes, popular Primary & Secondary Schools had has excellent access to the City Centre & the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge, cloakroom/WC and a dining kitchen with french doors to the garden. To the first floor there are three bedrooms, master en suite shower room and a family bathroom. The property also benefits from double glazing, central heating, on site parking and gardens to front & rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a first time buyer or a family.

Directions

From Carlisle City Centre proceed East along Warwick Road. Turn right onto Greystone Road. Turn left onto Sybil Street and right onto Lindisfarne Street. Turn left onto Tramside Way which leads into the Linton Grove Development. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Entrance Hallway



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

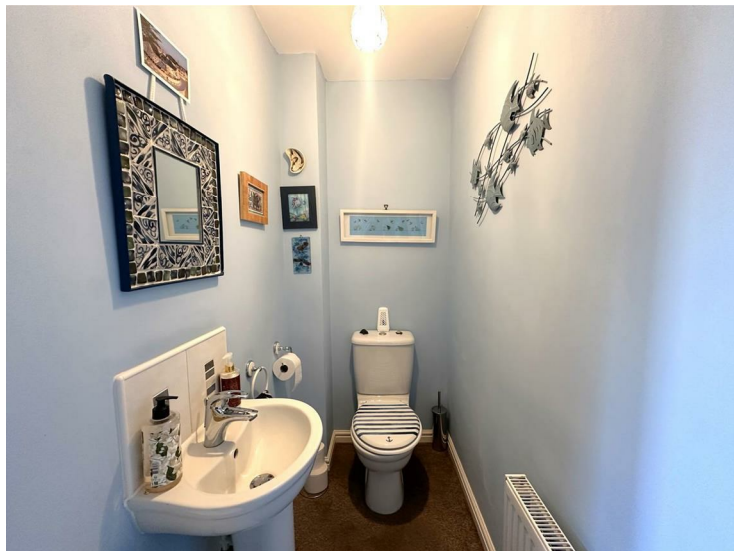
Lounge 12'5" x 11'6" (3.806m x 3.526m)



Incorporating two double glazed windows to front and a radiator.



Cloakroom/WC 5'6" x 3'3" (1.700m x 0.994m)

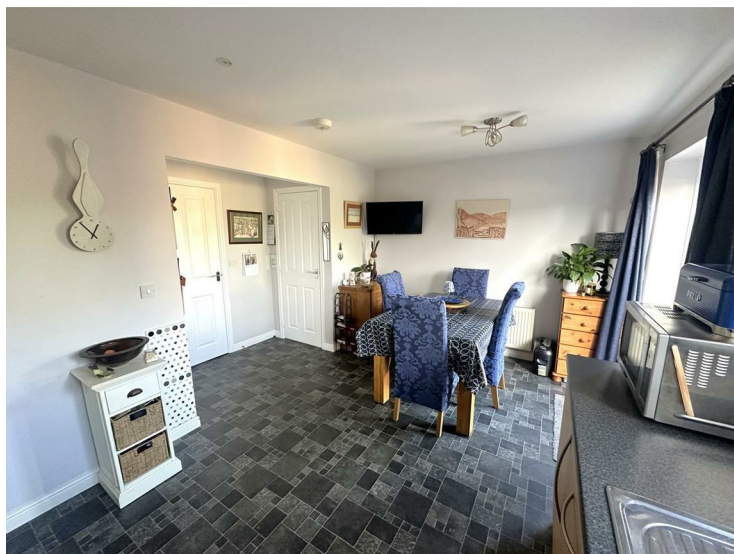


Incorporating a pedestal wash hand basin, WC, tiled splash areas, extractor fan and a radiator.

Dining Kitchen 14'10" x 13'4" (4.536m x 4.077m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Integrated dishwasher, integrated washer/dryer, 1.5 sink unit with mixer tap and space for a fridge/freezer. Double glazed window to rear, double glazed french doors to rear, radiator and under stairs storage cupboard.



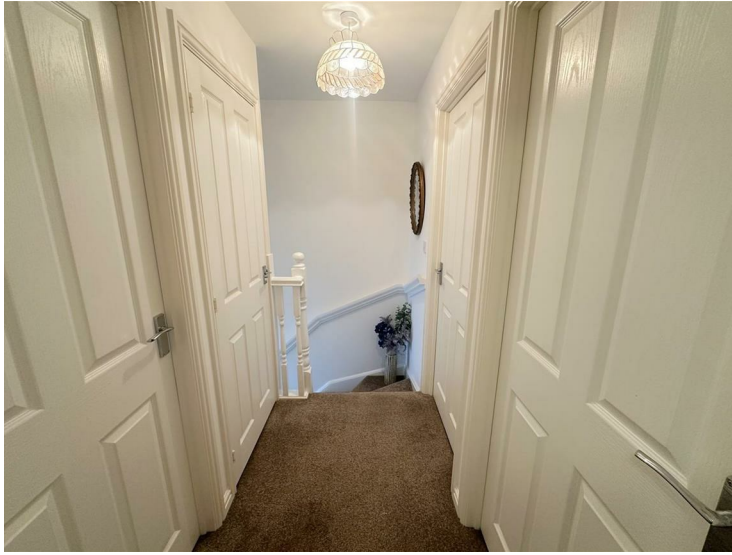
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T: 01228 599011

E: sales@vicinityhomes.co.uk

First Floor Landing



Incorporating a built in storage cupboard and loft access.



Bedroom One 12'1" max x 9'2" min x 9'8" (3.684m max x 2.806m min x 2.958m)



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

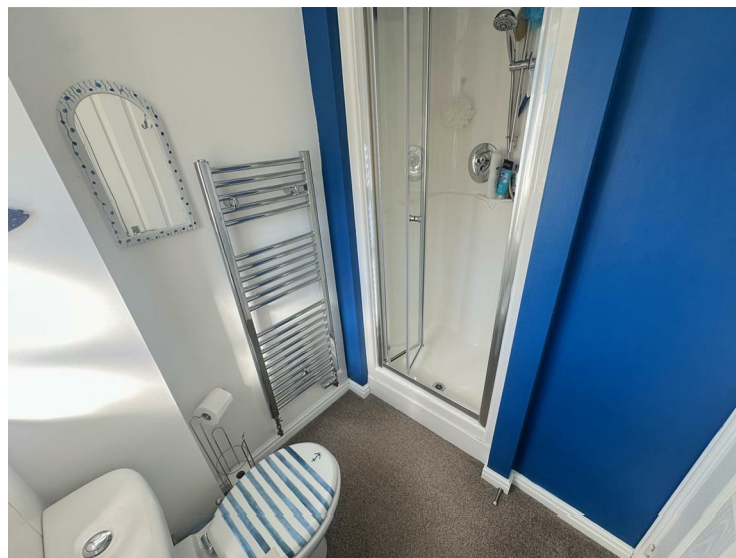
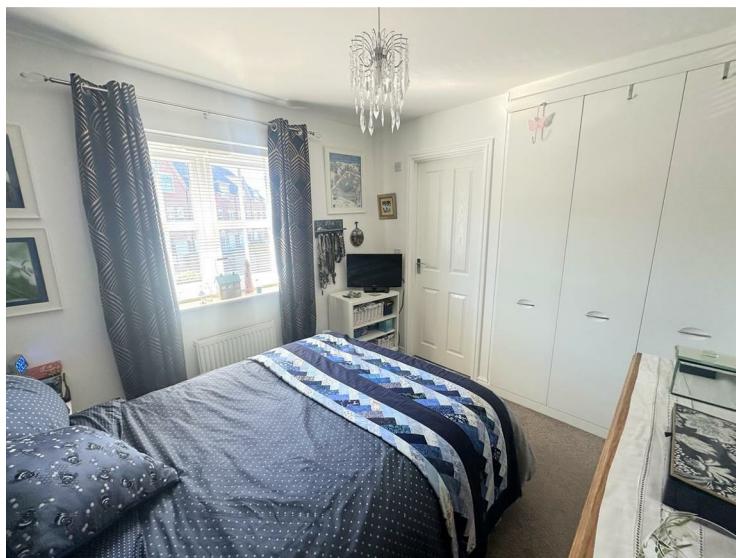


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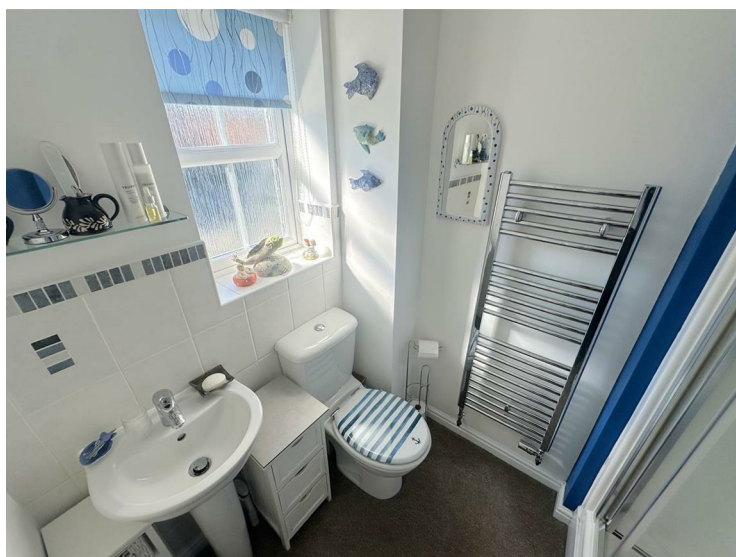
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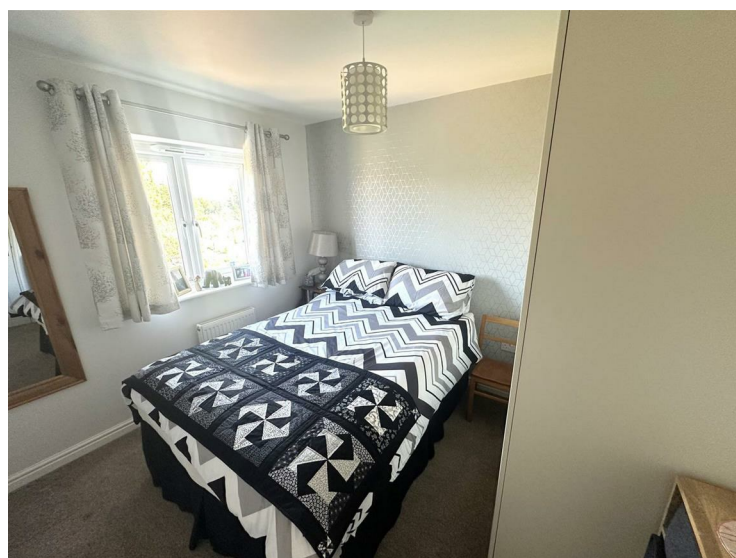


En Suite Shower Room 6'7" max x 4'11" (2.015m max x 1.508m)

Bedroom Two 9'10" x 8'8" (3.006m x 2.663m)



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



A double bedroom incorporating a double glazed window to rear, radiator and fitted wardrobes/storage.



Bedroom Three 9'9" x 5'10" (2.995m x 1.796m)

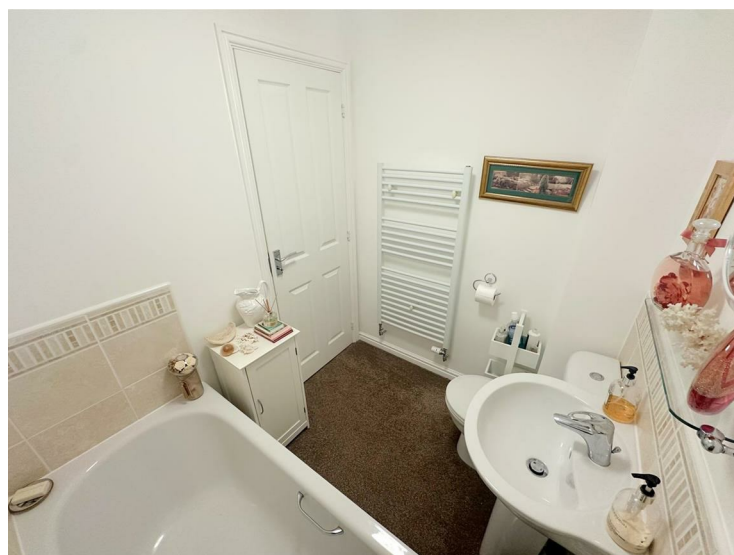


Incorporating a double glazed window to rear and a radiator.

Bathroom 6'6" x 5'6" (1.991m x 1.696m)



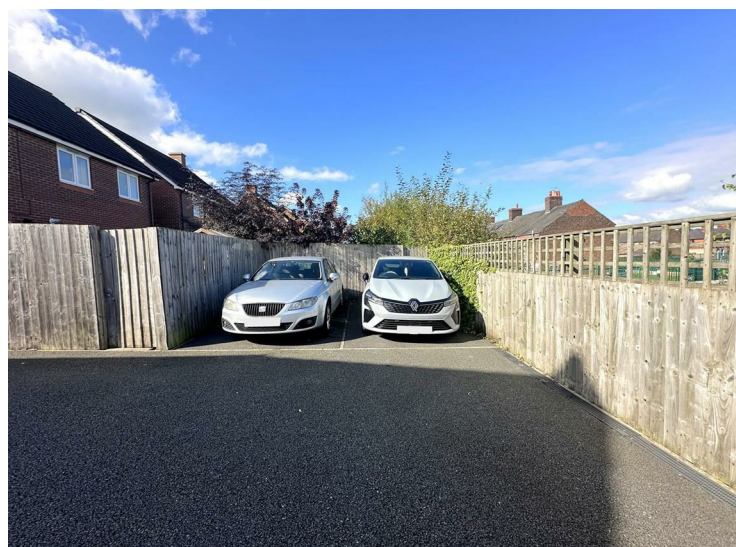
Incorporating a three piece suite comprising of a bath, pedestal wash hand basin and WC. Extractor fan, tiled splash areas and heated towel rail.



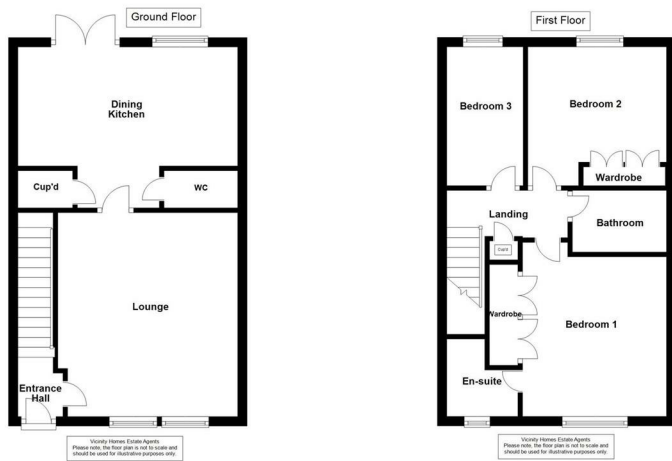
Outside



The property is approached by a front garden with a patio seating area and flower & shrub beds. To the rear of the property there is a good sized, landscaped garden with patio seating area, shrilled areas, flower & shrub beds, outside power point, outside tap, gated access to front and gated access to the rear which leads to the allocated parking space.



Floor Plan



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

EPC Band C

<https://find-energy-certificate.service.gov.uk/energy-certificate/2639-3055-1201-4175-0200>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band B.

Estate Agents Note

Please note, there is a development upkeep fee of £13.14 per month.

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		86
(81-91) B		
(69-80) C		
(55-68) D	74	
(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		
England & Wales	EU Directive 2002/91/EC	