



**149 Hebden Avenue, Carlisle, CA2 6TW**

**Offers in the region of  
£199,995**

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom, link semi detached house situated within a popular residential area to the West of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, 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, kitchen, utility room and a dining lounge. To the first floor there are three good sized bedrooms and a modern bathroom. The property also benefits from double glazing, central heating, on site parking, integral garage and gardens to front & 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.



### Directions

Proceed West along Wigton Road. Turn right onto Queensway and take the second left onto Hebden Avenue. The property is situated on the right hand side and can be identified by our "For Sale" sign.

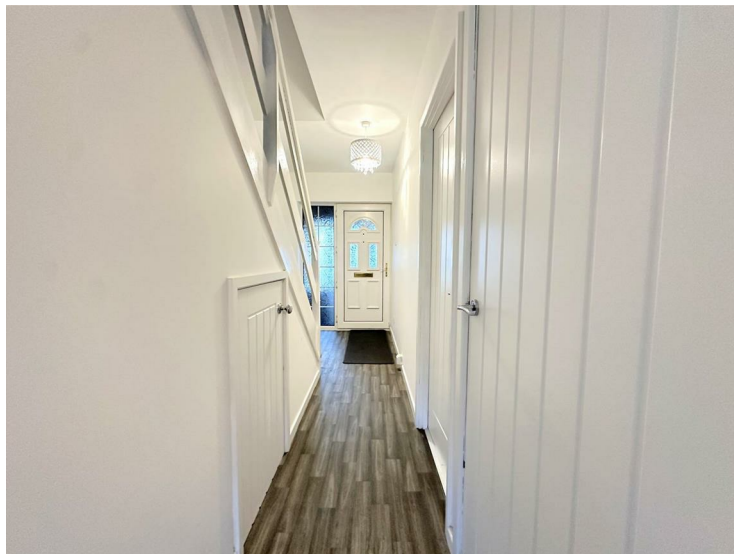
### Entrance Porch 7'4" x 2'11" (2.258m x 0.891m)

Approached by a door to front, incorporating tiled floor and two double glazed windows to side.

### Hallway



Incorporating a radiator, built in storage cupboard, under stairs storage cupboard and stairs to the first floor.



### Kitchen 8'3" x 9'7" (2.526m x 2.932m)



Incorporating a range of 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, double glazed window to rear and a built in storage cupboard.



[www.vicinityhomes.co.uk](http://www.vicinityhomes.co.uk)

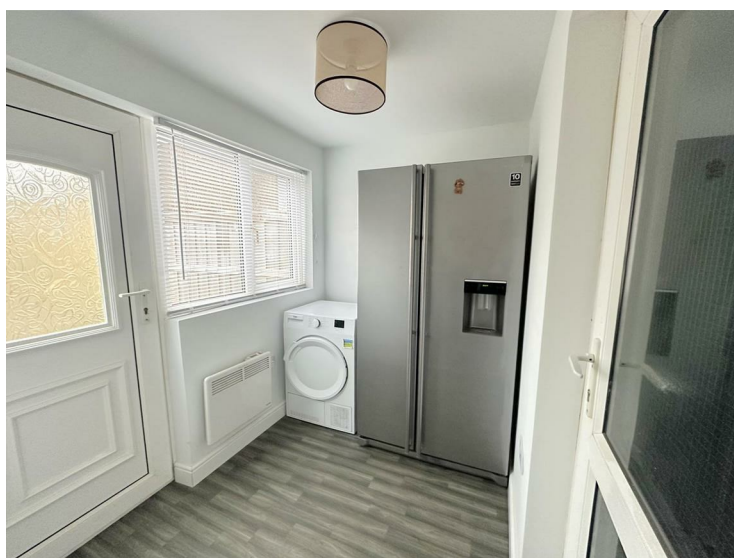
Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)

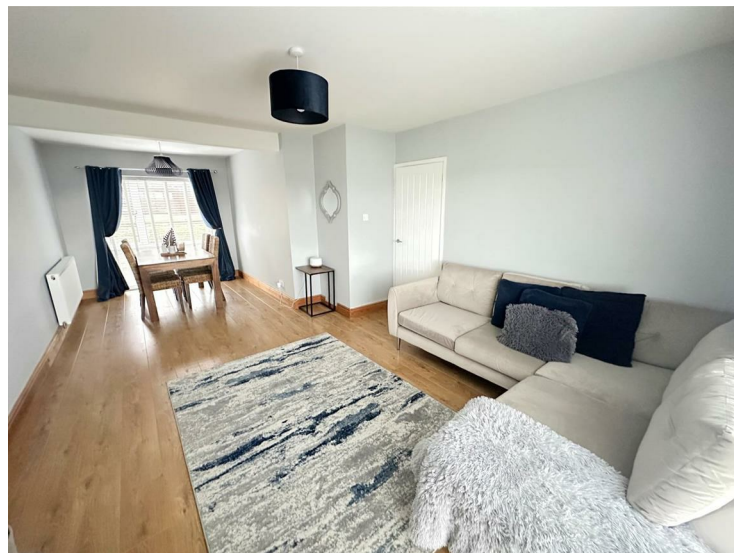


Utility Room 7'3" x 5'4" (2.232m x 1.645m)



Incorporating a double glazed window to rear, door to rear, space for a fridge freezer, space for a tumble dryer and door into the integral garage.

Dining Lounge 22'9" x 12'2" max x 8'3" min (6.947m x 3.724m max x 2.539m min)



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





## First Floor Landing



Incorporating a double glazed obscured window to side, built in storage cupboard and loft access.



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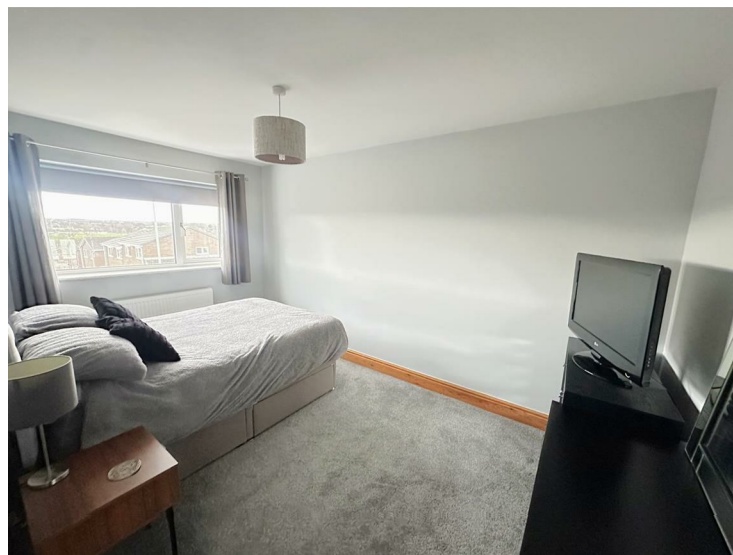
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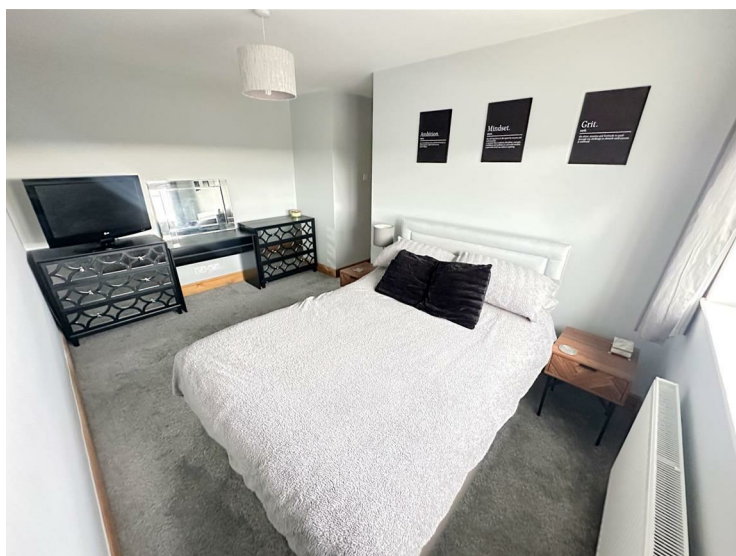
**Bedroom One 13'10" x 8'7" min (4.218m x 2.617m min)**



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



**Views From Bedroom One**





**Bedroom Two 9'1" x 8'8" (2.771m x 2.653m)**

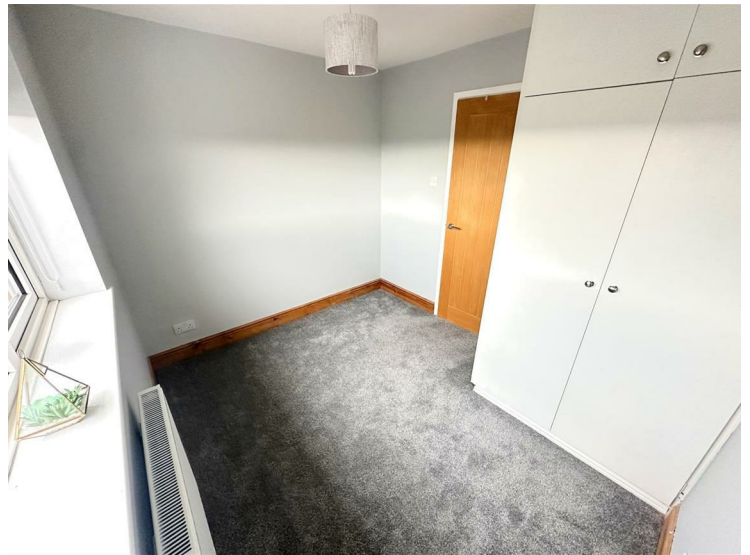


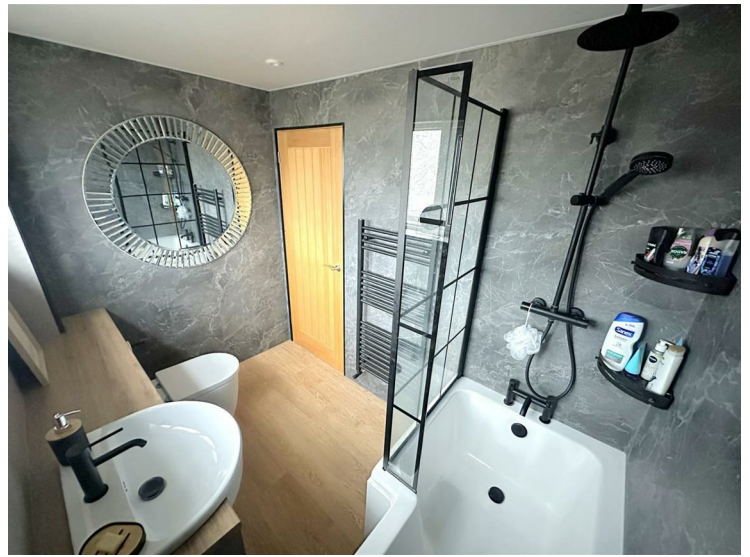
A double bedroom incorporating a double glazed window to rear and a radiator.

**Bedroom Three 9'4" x 7'11" (2.861m x 2.430m)**

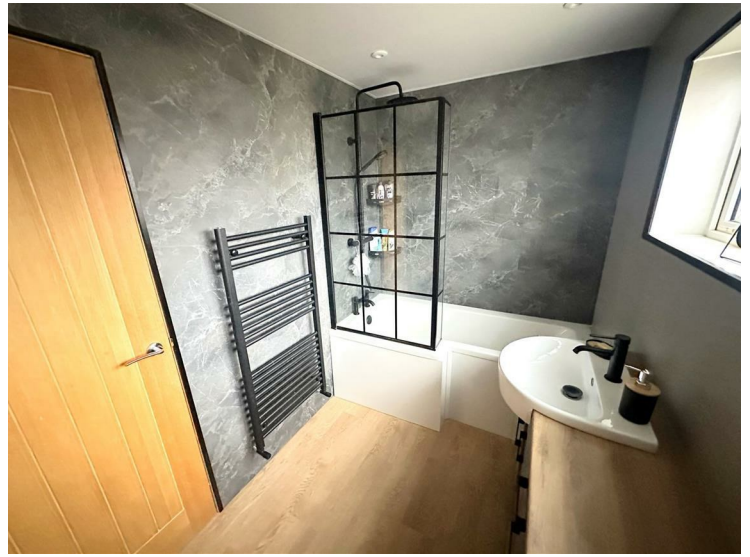


A good sized single bedroom incorporating a double glazed window to front, radiator and fitted wardrobe/storage.





**Bathroom 8'9" x 5'6" (2.684m x 1.686m)**



Incorporating a modern three piece suite comprising of a bath with mixer tap, waterfall shower over & shower attachment, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, heated towel rail, splash panelled walls, panelled ceiling, inset ceiling lights and vinyl flooring.

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## Outside



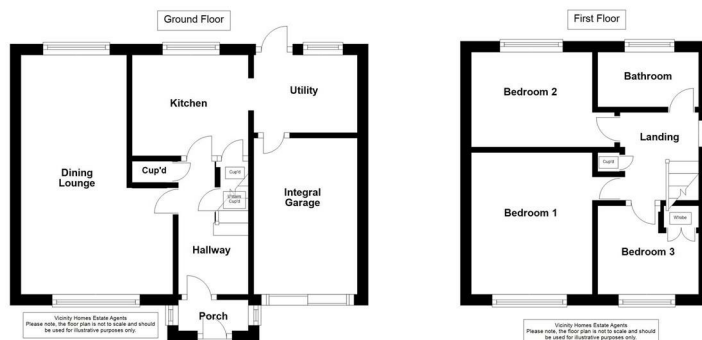
The property is approached by on site parking for two vehicles leading to the integral garage. There is also a shilled area. To the rear of the property there is a good sized enclosed garden with a patio seating area and outside tap.



### **Integral Garage 17'3" x 7'9" (5.275m x 2.387m)**

Incorporating an up and over door, 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/2857-3007-7206-1389-4204>

## Council Tax

The property is in Council Tax Band B.

## Tenure

The property is Freehold.

## Viewings

Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: [sales@vicinityhomes.co.uk](mailto: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](mailto: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](mailto:sales@vicinityhomes.co.uk) to arrange an appointment.


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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	