



45 Hillary Grove, Carlisle, CA1 3JQ

**Offers in the region of
£139,950**

Vicinity Homes are delighted to offer to the market this modernised, two double bedroom mid link house situated within a popular residential area to the South 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 and the M6 Motorway. The immaculate accommodation briefly comprises of an entrance hallway, new kitchen, passage way with storage and a lounge with double glazed patio doors to the garden. To the first floor there are two double bedrooms and a new bathroom. The property also benefits from double glazing, central heating 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 an investor. The property is offered to the market with no onward chain.

Directions

From Carlisle City Centre proceed South along London Road. Turn left at the traffic lights onto Cumwhinton Road and left onto Crossways. Turn right onto Hillary Grove. 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 window to front, radiator, LVT flooring, under stairs storage cupboard, inset ceiling lights and stairs to the first floor.



Kitchen 11'6" max x 9'10" min x 7'0" (3.527m max x 3.002m min x 2.150m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Sink unit with mixer tap, double glazed window to rear, LTV flooring, inset ceiling lights, radiator and built in storage cupboard.



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Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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Dining Lounge 18'6" x 11'1" (5.655m x 3.398m)



Passage Way 13'7" x 4'1" max x 2'10" min (4.163m x 1.249m max x 0.866m min)

Incorporating a double glazed window to front, double glazed patio doors to rear, radiator and inset ceiling lights.



Incorporating a door to front, door to rear, LVT flooring, plumbing for a washing machine and a built in storage cupboard.





First Floor Landing

Bedroom One 14'11" x 9'0" (4.568m x 2.745m)



Incorporating loft access and inset ceiling lights.

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

Bedroom Two 11'10" max x 10'3" min x 9'3" (3.614m max x 3.129m min x 2.822m)



A double bedroom incorporating a double glazed window to rear, radiator, built in storage cupboard and inset ceiling lights.





Bathroom 6'4" x 5'5" (1.941m x 1.657m)



Incorporating a modern three piece suite comprising of a bath with water fall shower & attachment, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, heated towel rail, tiled floor, tiling to all walls, inset ceiling lights, panelled ceiling and extractor fan.

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Outside



The property is approached by a lawn area. To the rear of the property there is a good sized garden with a shilled seating area, lawn area and outside tap.



EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/2180-0628-4150-5003-3125>

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.

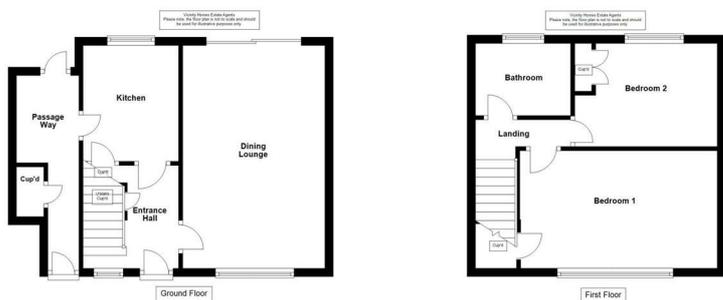
Mailing List

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.

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.

Floor Plan



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

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			
England & Wales		EU Directive 2002/91/EC	