



**75 Edenside, Cargo, Carlisle, CA6 4AQ**

**Offers over £370,000**

Vicinity Homes are delighted to offer to the market this immaculately presented and spacious, four double bedroom, detached family home situated in a cul-de-sac within the sought after Edenside development in Cargo. The village is on the outskirts of Carlisle and is close to a range of local amenities, popular Primary & Secondary schools and also has excellent access onto the Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance vestibule, cloakroom/WC, hallway, lounge with patio doors & a stove, play room/study and a dining kitchen with french doors to the garden. To the first floor there are four good sized bedrooms, master en suite shower room and a family bathroom. The property also benefits from double glazing, central heating, on site parking for four/six vehicles, double garage and generous sized gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family! The property is offered to the market with no onward chain.



### Directions

From Carlisle City Centre proceed North up Stanwix Bank and turn left at the traffic lights onto Etterby Street. Continue on this road heading out of Carlisle. At the round about take the first exit. At the second round about take the third exit sign posted for Cargo. Turn left towards Cargo and right onto Edenside. Follow the road round to the right hand side. The property is situated in a cul-de-sac on the right hand side and can be identified by our "For Sale" sign.

### Entrance Vestibule



Approached by a door to front, incorporating vinyl flooring, radiator and built in storage cupboard.

### Cloakroom/WC 5'8" x 2'9" (1.730m x 0.853m)



Incorporating a pedestal wash hand basin, WC, double glazed obscured window to front, radiator and vinyl flooring.



### Hallway



Incorporating a radiator, vinyl flooring and stairs to the first floor.

Play Room/Study 9'4" x 9'0" (2.849m x 2.761m)



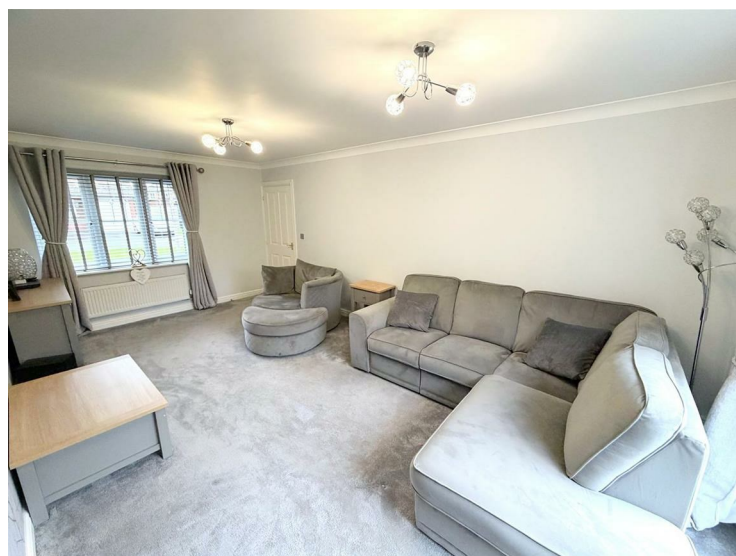
Incorporating a double glazed window to front and a radiator.



Lounge 19'5" x 10'10" (5.934m x 3.310m)



Incorporating a double glazed window front, double glazed patio doors to rear, two radiators, coving to the ceiling and a stove.





**Dining Kitchen 15'10" x 9'8" (4.847m x 2.958m)**



Incorporating a range of fitted wall and base units with complementary work surface over, integrated double oven and integrated hob with cooker hood over. Tiled splash areas, 1.5 sink unit with mixer tap, plumbing for a dishwasher, plumbing for a washing machine, double glazed window to front and double glazed french doors to rear. Vinyl flooring, radiator, under stairs storage cupboard and inset ceiling lights.



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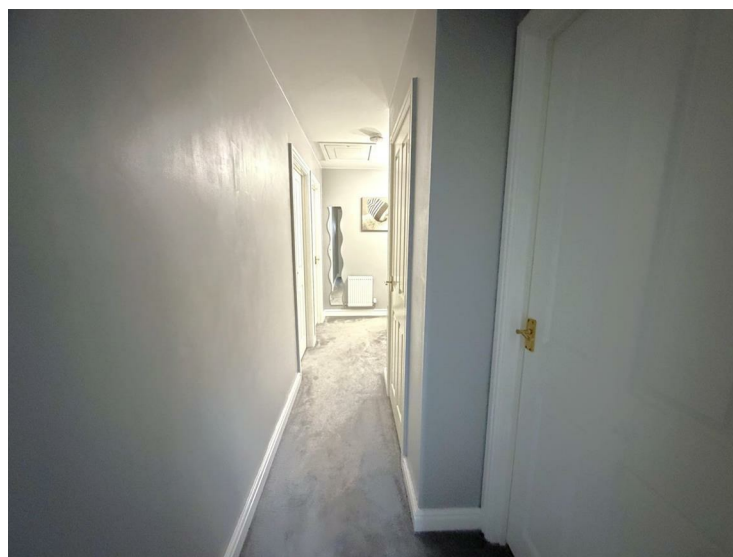
T: 01228 599011

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

## First Floor Landing



Incorporating a radiator, built in storage cupboard and loft access.

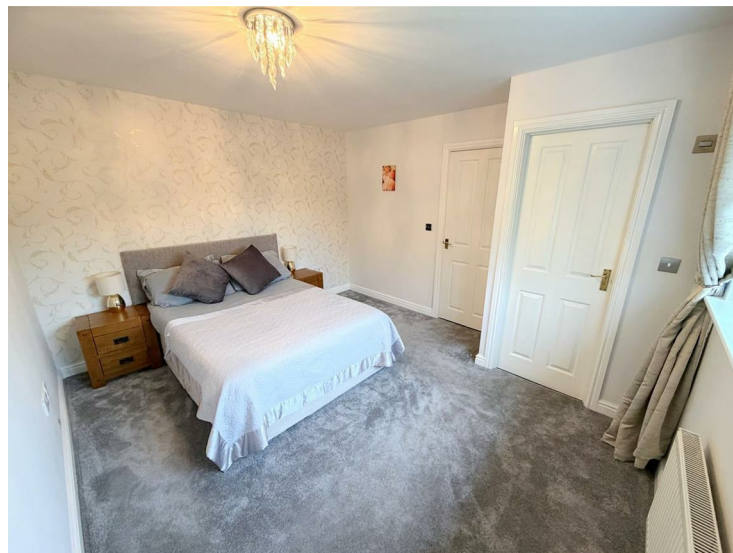




**Bedroom One 12'5" x 11'1" (3.800m x 3.382m)**



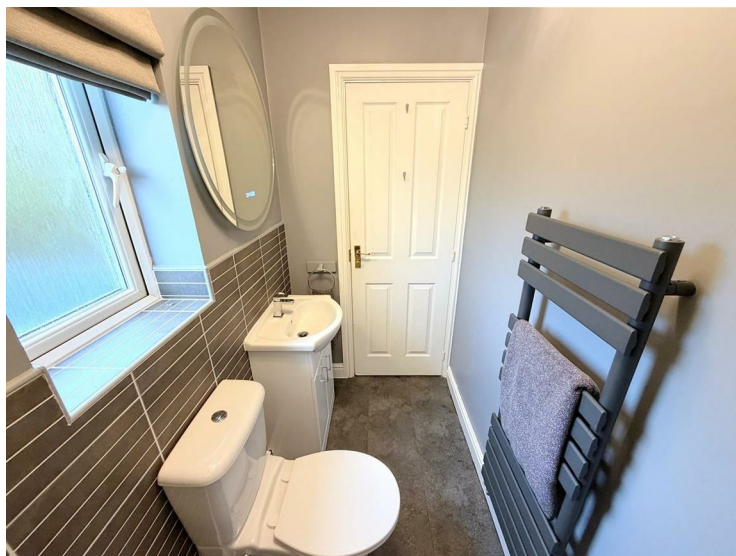
A double bedroom incorporating a double glazed window to rear and a radiator.



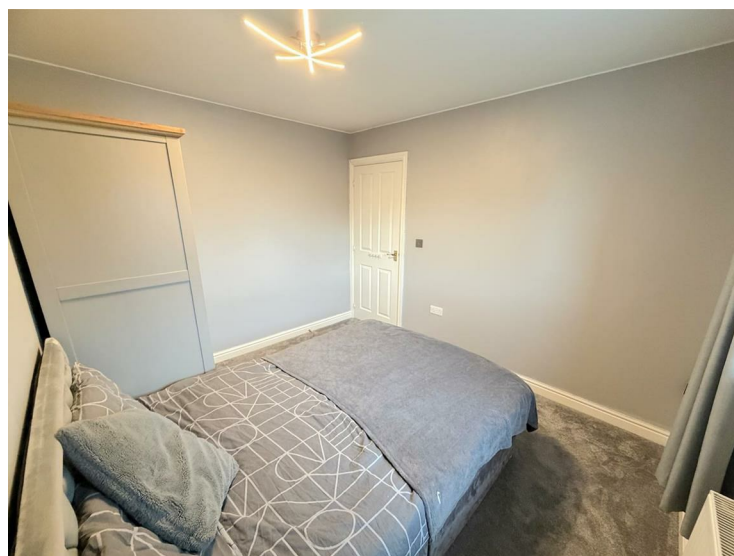
**En Suite Shower Room 8'9" x 3'10" (2.676m x 1.187m)**



Incorporating a modern three piece suite comprising of a double shower cubicle, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, heated towel rail, tiled splash areas, extractor fan and vinyl flooring.



**Bedroom Two 10'9" x 9'0" (3.293m x 2.752m)**



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



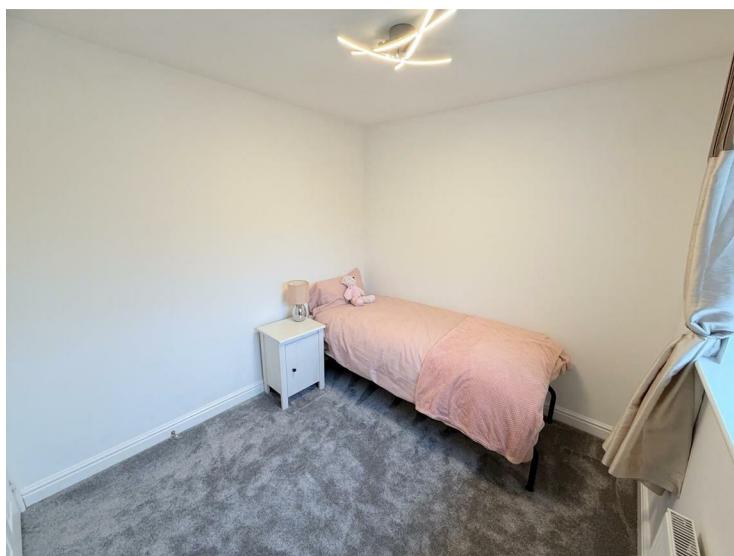
**Bedroom Three 9'0" x 8'4" (2.748m x 2.552m)**



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

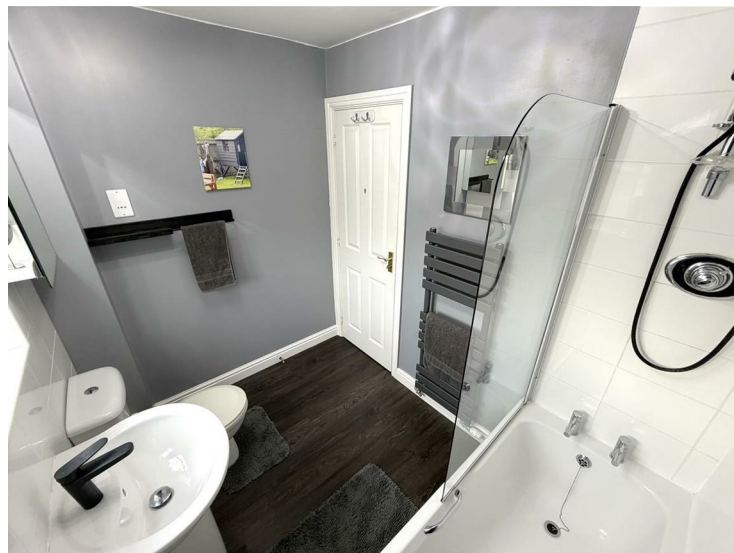
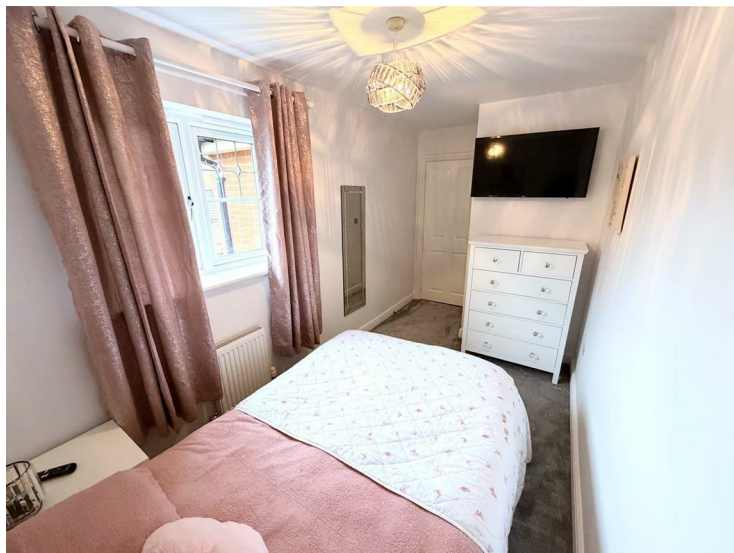


**Bedroom Four 11'0" min x 6'9" (3.367m min x 2.060m)**



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





**Bathroom 8'1" x 5'10" (2.478m x 1.794m)**

**Outside**



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

The property is approached by on site parking for approximately four to six vehicles leading to the double garage. There is also a good sized front garden which has a lawn area and gated access to the rear garden. To the rear of the property there is an enclosed garden with lawn area, patio seating area and a covered store area with gated access to the front.

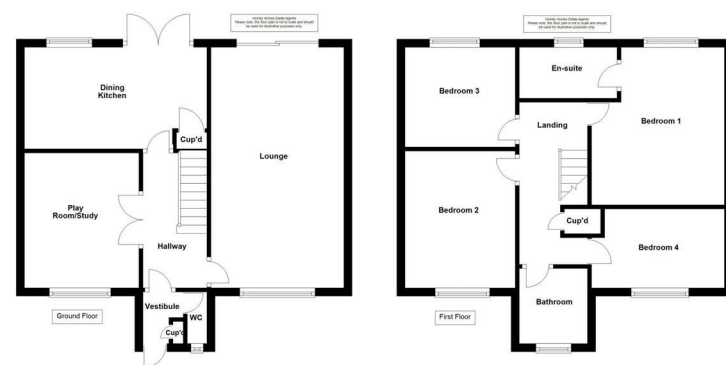




### **Double Garage 17'4" x 16'10" (5.298m x 5.144m)**

Incorporating two up and over doors, power, lighting and eaves providing a storage area.

### **Floor Plan**



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

### **EPC Band TBC**

The EPC has been ordered. More information to follow.

### **Tenure**

The property is Freehold.

### **Council Tax**

The property is in Council Tax Band D.

### **Estate Agents Note**

Please note, there is a development upkeep fee which is £140 a year, payable to Trinity Estates.

### **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



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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.

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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