Vicinity Homes

ESTATE AGENTS & VALUERS

VH

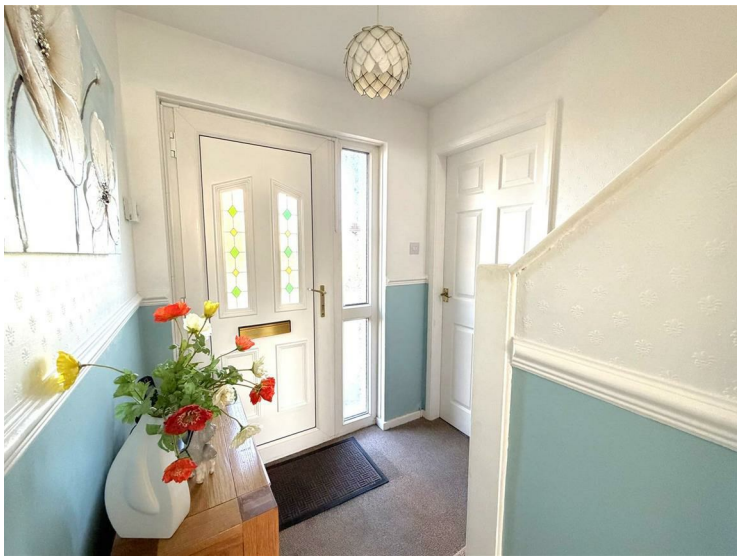
14 Ravenstone Way, Carlisle, CA2 7SU **Offers over £150,000**

Vicinity Homes are delighted to offer to the market this spacious, three bedroom semi detached house situated within a quiet side street in Sandsfield Park. 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 hallway, dining lounge, breakfast kitchen and utility room. To the first floor there are three good sized bedrooms, bathroom and a separate WC. The property also benefits from double glazing, central heating, on site parking 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 a family. The property is offered to the market with no onward chain.

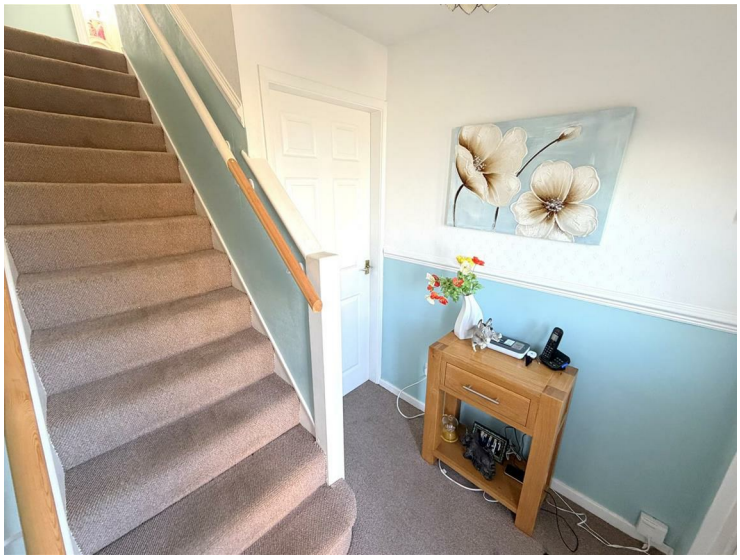
Directions

Proceed West along Wigton Road. Turn right at the traffic lights onto Orton Road. Turn right onto Hutton Way and right again onto Yewdale Road. Turn left onto Ravenstone Way then follow the road to the right. The property is situated on the right hand side and can be identified by our "For Sale" sign.

Entrance Hallway

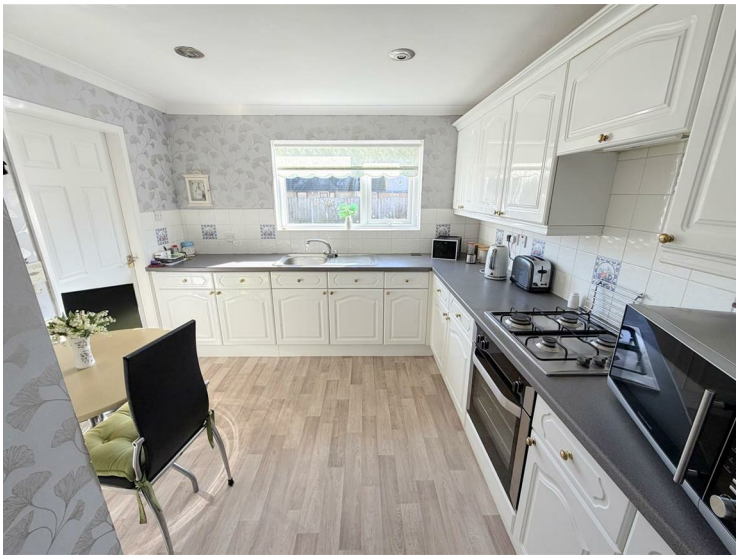


Approached by a door to front, incorporating stairs to the first floor.



Breakfast Kitchen 11'4" x 10'1" (3.466m x 3.089m)

Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Sink unit with mixer tap, tiled splash areas, double glazed window to rear, radiator, under stairs storage area, space for fridge/freezer, inset ceiling lights and coving to the ceiling.



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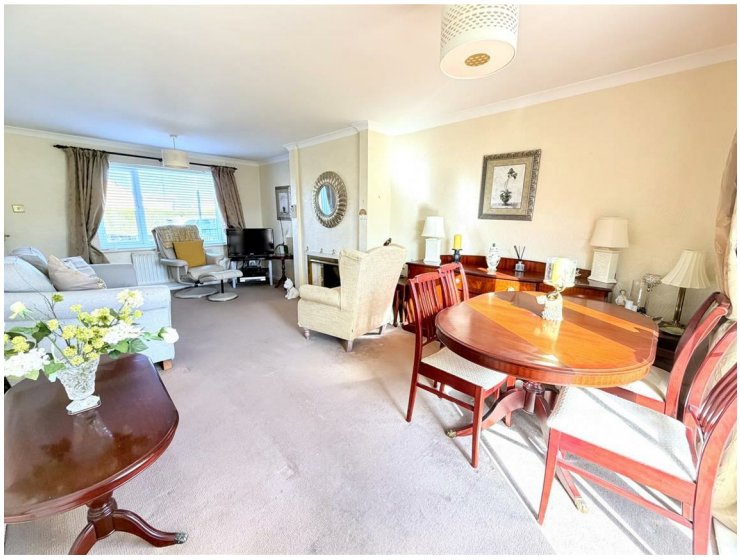
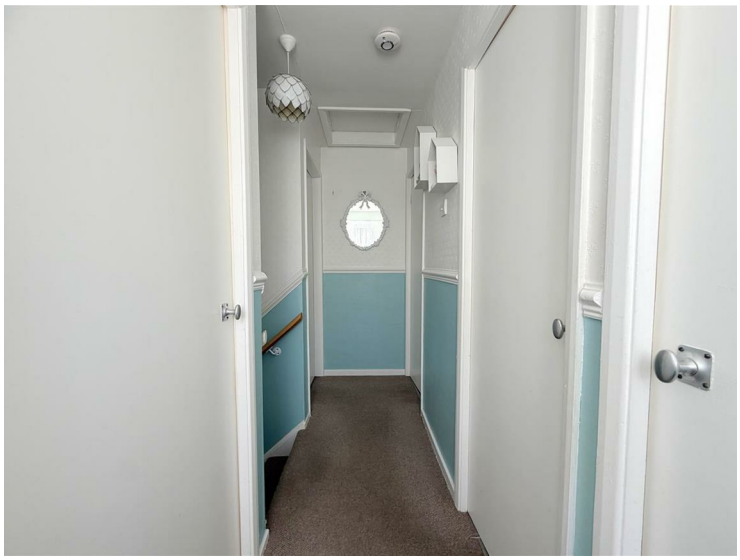
Utility Room 8'8" x 3'8" (2.643m x 1.123m)
Incorporating plumbing for a washing machine, double glazed window to side and door to side.

Dining Lounge 20'6" x 11'3" (6.254m x 3.432m)



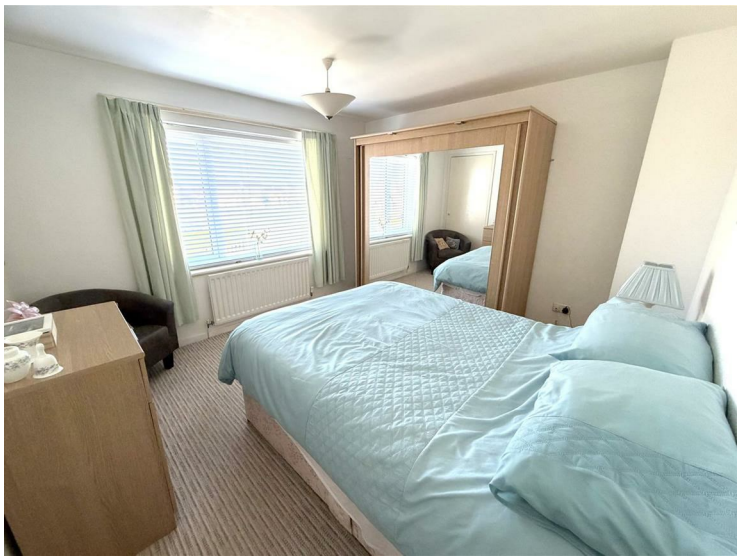
Incorporating a double glazed window to front, double glazed french doors to rear, radiator and coving to the ceiling.

First Floor Landing



Incorporating a double glazed window to side, radiator and loft access.

Bedroom One 11'3" x 10'9" (3.431m x 3.281m)



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

Bedroom Two 11'3" max x 9'4" max (3.454m max x 2.868m max)

A double bedroom incorporating a double glazed window to rear, radiator and two built in storage cupboards.

Bedroom Three 11'8" x 6'10" (3.557m x 2.087m)

Incorporating a double glazed window to front and a radiator.

Separate WC 5'6" x 2'7" (1.699m x 0.795m)

Incorporating a double glazed obscured window to rear and a WC.

Bathroom 5'6" x 4'9" (1.680m x 1.462m)

Incorporating a two piece suite comprising of a bath with shower over and pedestal wash hand basin. Double glazed obscured window to rear, radiator, tiled splash areas and coving to the ceiling.

Outside

The property is approached by double gated access to the on site parking area and a shillied front garden. To the rear of the property there is a generous garden with patio seating area, lawn area, flower and shrub beds, outside tap and gated access to the front.

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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/5636-6927-0500-0171-9206

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

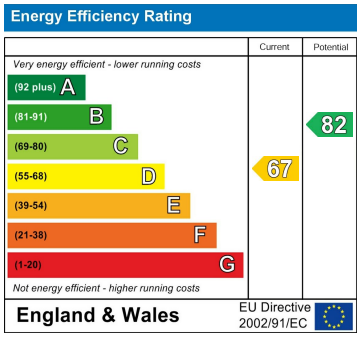
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

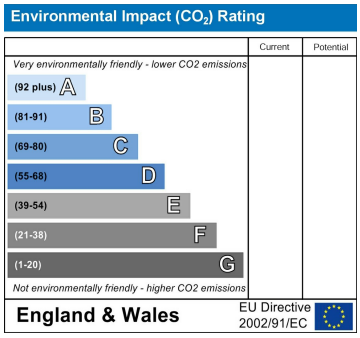
Mailing List

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.





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