



41 Eden Street, Carlisle, CA3 9LN

**Offers in the region of
£179,950**

Vicinity Homes are delighted to offer to the market this deceptively spacious mid terrace house which is situated on a sought after street to the North 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, M6 & the Bypass. The property does require modernisation throughout and briefly comprises of an entrance vestibule, hallway, lounge, dining room, kitchen and small cellar for storage. To the first floor there is a good sized landing, three bedrooms and a bathroom which is accessed via Bedroom One. The property also benefits from majority double glazing, part central heating and a generous sized rear garden. This would be a great purchase for an investor due to the level of upgrading required. The property offers lots of potential to be a beautiful family home again and is offered to the market with no onward chain.

Directions

Proceed North along Stanwix Bank, staying in the left hand lane, turn left at the traffic lights onto Etterby Street. Continue on this street. Turn right onto Eden Street. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Entrance Vestibule



Approached by a door to front, incorporating wooden flooring and coving to the ceiling.

Hallway



Incorporating a radiator, door to rear, coving to the ceiling and access to the cellar.



Cellar 18'2" x 4'9" (5.543m x 1.456m)

Incorporating a sash window to rear, stone steps leading down to the cellar which has power and lighting.

Lounge 16'7" x 14'8" (5.070m x 4.489m)



Incorporating a double glazed sash window to front, two radiators, feature fireplace, coving to the ceiling and ceiling rose.

Dining Room 14'6" x 12'2" (4.423m x 3.723m)



Incorporating a double glazed window to rear, radiator, built in storage cupboard and feature fireplace.



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Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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Kitchen 9'5" x 7'11" (2.895m x 2.432m)



Incorporating a range of fitted wall and base units with work surface over, oven point and sink unit with mixer tap. Window to rear, sash window to side, door to side and heated towel rail.

First Floor Landing



Incorporating a double glazed window to rear, coving to the ceiling, ceiling rose and loft access.



Bedroom One 14'6" x 12'7" (4.428m x 3.855m)



A double bedroom incorporating a double glazed window to rear, feature fireplace, built in storage cupboard, coving to the ceiling and ceiling rose.



Bathroom 9'6" x 7'11" (2.901m x 2.414m)

Bedroom Two 14'8" x 11'9" (4.490m x 3.602m)



Incorporating a three piece suite comprising of bath with shower attachment, wash hand basin set to vanity unit and WC. Obscured sash window to side and tiling to all walls.

A double bedroom incorporating a double glazed sash window to front, feature fireplace, built in storage cupboard and coving to the ceiling.

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Bedroom Three 10'3" x 8'0" (3.145m x 2.457m)



Incorporating a double glazed sash window to front and coving to the ceiling.

Outside



To the rear of the property there is a spacious back garden with patio seating areas, raised flower & shrub beds and gated access to the rear.





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.

EPC TBC

The EPC has been ordered. More information to follow.

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band C.

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.

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	