



Belle Vue House Ward Street, Longtown, Carlisle, CA6 5NP

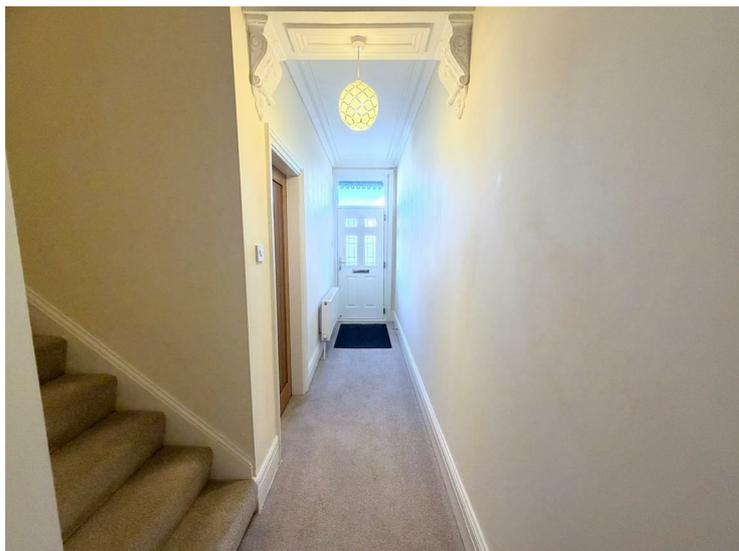
Offers over £170,000

Vicinity Homes are delighted to offer to the market this deceptively spacious, four bedroom link semi detached house situated within a side street in Longtown. Longtown is located approximately eight miles North of Carlisle City Centre, boasts a range of local amenities, popular Primary School, regular bus route and has good access to the M6 Motorway and the Scottish Borders. The accommodation is split over three floors and briefly comprises of an entrance hallway, lounge with bay window and a good sized breakfast kitchen with island unit. To the first floor there are two bedrooms, bathroom and a staircase leading to the further two bedrooms on the second floor. The property also benefits from double glazing, oil central heating, parking space in front of the house and a rear enclosed yard. Viewing is absolutely essential to fully appreciate the size of the accommodation on offer. An ideal purchase for a first time buyer or a family.

Directions

From Carlisle proceed North along the A7 heading towards Longtown. Upon entering Longtown, turn right onto Swan Street and left onto Ward Street. The property is situated on the right hand side.

Entrance Hallway



Approached by a door to front, incorporating a radiator, coving to the ceiling and stairs to the first floor.



Lounge 15'9" into the bay x 12'8" (4.806m into the bay x 3.866m)



Incorporating a double glazed bay window to front, two radiators, coving to the ceiling and an electric fireplace.



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[Breakfast Kitchen 17'2" max x 12'9" max \(5.233m max x 3.909m max\)](#)



Incorporating a range of modern fitted wall and base units with complementary work surface over, island unit with breakfast bar, integrated oven and integrated hob with cooker hood over. Tiled splash areas, 1.5 sink unit with mixer tap, integrated fridge, integrated freezer and integrated microwave. Plumbing for a washing machine, two double glazed windows to rear, radiator, door to rear, vinyl flooring, under stairs storage cupboard and inset ceiling lights.

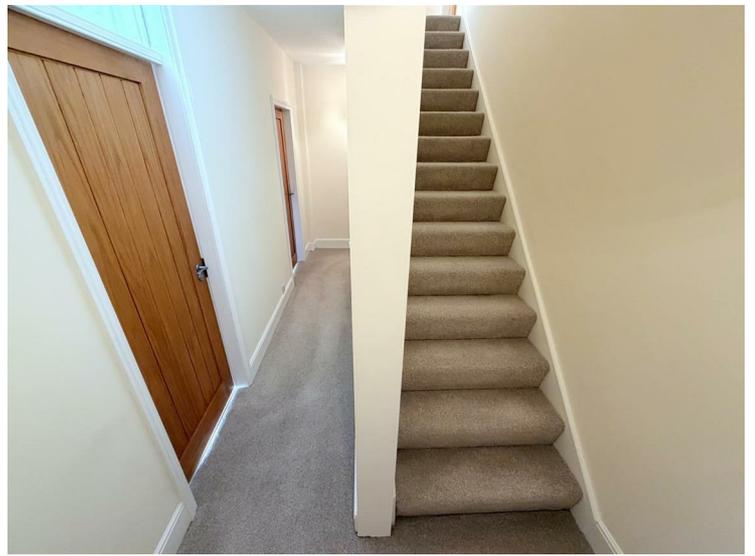


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First Floor Landing

Bedroom One 16'8" x 12'7" (5.082m x 3.858m)



Incorporating stairs to the second floor.

A double bedroom incorporating a double glazed window to front, radiator and coving to the ceiling.

Bedroom Two 9'9" x 8'5" (2.978m x 2.589m)



A good sized single bedroom incorporating a double glazed window to rear, radiator, coving to the ceiling and built in storage cupboard.



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Bathroom 9'9" max x 6'9" max (2.987m max x 2.079m max)



Second Floor Landing
Incorporating loft access.



Bedroom Three 17'4" x 12'8" max x 9'8" min (5.295m x 3.885m max x 2.967m min)

Incorporating a three piece suite comprising of a bath with shower attachment, pedestal wash hand basin and WC. Double glazed obscured window to rear, radiator, vinyl flooring, tiled splash areas and built in storage cupboard.



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

Bedroom Four 17'1" x 9'4" max x 6'7" min (5.218m x 2.849m max x 2.021m min)



A double bedroom incorporating a double glazed window to rear, two double glazed skylights to rear, radiator and storage into the eaves.



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Outside



The property is approached by a front forecourt providing off street parking for one vehicle. To the rear of the property there is an enclosed yard with an outside tap and gated access to the lane.



Floor Plan



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

EPC Band F

<https://find-energy-certificate.service.gov.uk/energy-certificate/3919-7065-3102-0725-1006>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band B.

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

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Mailing List

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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

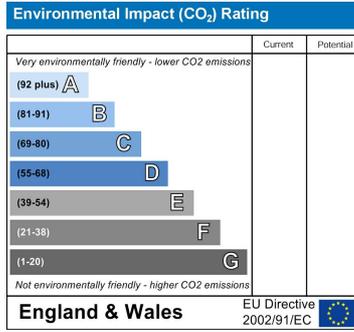
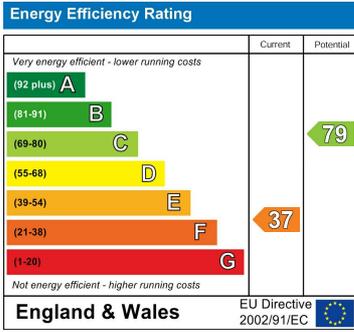
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