



19 Leywell Drive, Carlisle, CA1 3TN

**Offers in the region of
£159,950**

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom end link house situated on a no through road in the sought after Carleton Grange Development which is located to the South of the City Centre. The property is close to a range of local amenities, regular bus routes, popular Primary Schools and has excellent access to the City Centre and the M6 Motorway. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, lounge and a dining kitchen with french doors. To the first floor there are three bedrooms and a modern bathroom. The property also benefits from double glazing, central heating, parking for two vehicles and gardens to front & rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a first time buyer or a family.

Directions

From Carlisle City Centre proceed South along London Road. Turn left at the traffic lights onto Cumwhinton Road. Turn left at the round about onto Garlands Road. Turn left onto Hunters Crescent and left onto Moorside Drive. Turn left onto Leywell Drive. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Entrance Hallway



Approached by a door to front, incorporating a radiator and double glazed window to side.

Cloakroom/WC 5'9" x 2'7" (1.767m x 0.804m)



Incorporating a wash hand basin set to vanity unit, WC, double glazed obscured window to front, radiator and tiled splash areas.



Lounge 14'6" max x 11'8" min x 15'8" max (4.428m max x 3.574m min x 4.799m max)



Incorporating two double glazed windows to front, two radiators and stairs to the first floor.

www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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Dining Kitchen 14'5" x 8'3" (4.411m x 2.516m)



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, plumbing for a washing machine and space for a fridge/freezer. Double glazed window to rear, double glazed french doors to rear, radiator and under stairs storage cupboard.



First Floor Landing



Incorporating a double glazed window to side.



Bedroom One 13'11" x 8'3" (4.257m x 2.529m)



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

Bedroom Two 10'1" x 8'0" (3.088m x 2.445m)



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



Bedroom Three 10'4" max x 7'4" min x 5'11" (3.155m max x 2.241m min x 1.812m)



Incorporating a double glazed window to front, radiator and built in storage cupboard.



Bathroom 5'10" x 6'2" (1.803m x 1.891m)



Incorporating a modern three piece suite comprising of bath with mixer tap, waterfall shower over & attachment, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, modern radiator, splash panels, panelled ceiling, inset ceiling lights extractor fan.





Outside



To the front of the house there is a lawn area. To the rear of the property there is a generous sized enclosed garden with patio seating areas, lawn areas, outside tap, outside power point, gated access to front and a driveway with parking for two vehicles which is accessed via double gates to the side of the garden.





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.

EPC Band TBC

The EPC has been ordered. More details to follow.

Council Tax

The property is in Council Tax Band B.

Tenure

The property is Freehold.

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

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		
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