



**3 St. Pierre Avenue, Carlisle, CA3 9PN**

**Offers over £110,000**

Vicinity Homes are pleased to offer to the market this two bedroom mid link house situated within a popular residential area 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 and the Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, kitchen and lounge with double glazed french doors. To the first floor there are two bedrooms and a bathroom. The property also benefits from double glazing, central heating, on site parking and garden to rear. Viewing is absolutely essential to appreciate the accommodation on offer. An ideal purchase for first time buyers or a buy to let investor. The property is offered to the market with no onward chain.

### Directions

Proceed North up Stanwix Bank and stay in the left lane. Turn left at the traffic lights onto Etterby Street and continue on this road. Turn left onto Gleneagles Drive and right onto St Pierre Avenue. 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, laminate floor, under stairs cupboard and stairs to the first floor.



### Kitchen 7'11" x 5'7" (2.431m x 1.704m)



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, plumbing for washing machine, space for a fridge/freezer, double glazed window to front and an extractor fan.



**Lounge 12'9" x 11'6" (3.896m x 3.523m)**



Incorporating double glazed french doors to rear, radiator and laminate floor.

**First Floor Landing**



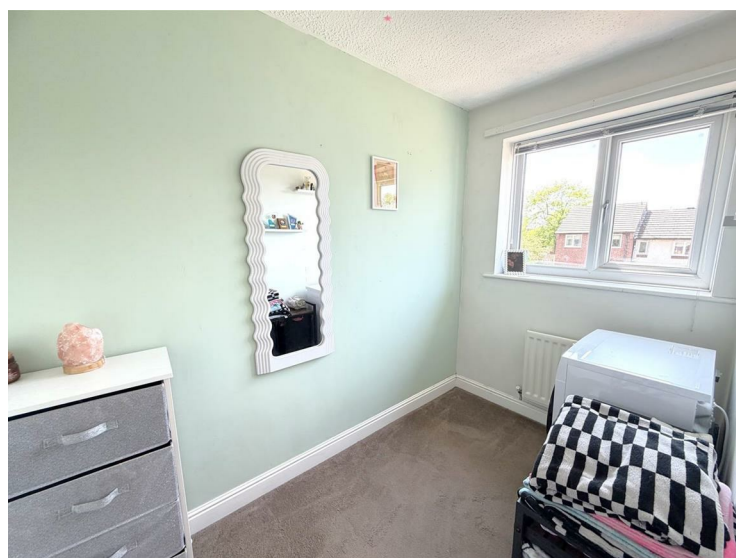
Incorporating loft access.

**Bedroom One 11'7" max x 8'5" min x 12'1" (3.531m max x 2.577m min x 3.703m)**

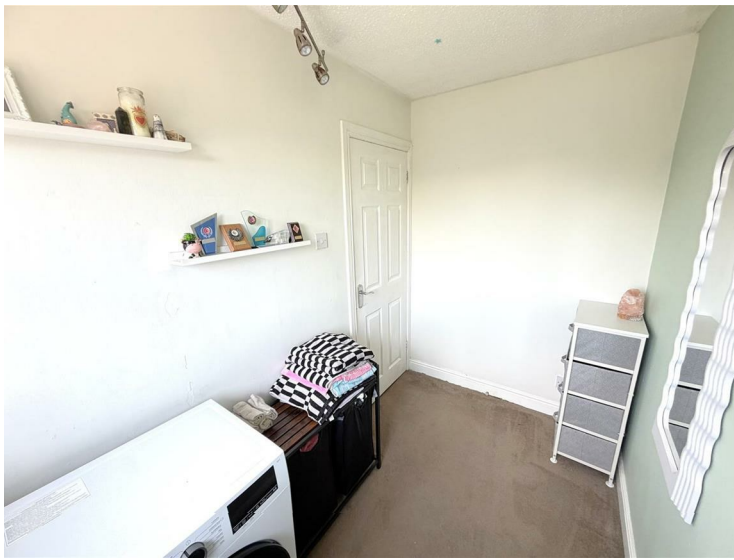


A double bedroom incorporating two double glazed windows to front, radiator and built in storage cupboard.

**Bedroom Two 8'7" x 5'1" (2.641m x 1.562m)**



Incorporating a double glazed window to rear and radiator.



## Outside



## Bathroom 6'1" x 5'5" (1.865m x 1.655m)



The property is approached by on site parking for one vehicle. To the rear of the property there is an enclosed garden with lawn area, patio seating area, and access to the side lane.



Incorporating a three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Double glazed obscured window to rear, radiator, tiling to all walls and extractor fan.

## 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.

## Council Tax

The property is in Council Tax Band A.

## 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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	