



25 Bleaberry Way, Carlisle, CA2 6RF

Offers over £220,000

Vicinity Homes are delighted to offer to the market this deceptively spacious and detached house situated within the popular Persimmon Homes Brackenleigh Development which is located to the West 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 onto the Western & Southern City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, lounge with media wall, utility room and a dining kitchen with french doors. To the first floor there are three good sized bedrooms, master en suite shower room and a family bathroom. The property also benefits from double glazing, central heating, driveway, garage and a landscaped rear garden. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family!

Directions

Proceed West along Wigton Road heading towards the outskirts of Carlisle. Turn right onto Glaramara Drive leading into the Brackenleigh Development. Turn left onto Bleaberry Way and first right. The property is situated on the corner on the left hand side.

Entrance Hallway



Approached by a door to front, incorporating a double glazed window to side, radiator, laminate floor, under stairs storage cupboard and stairs to the first floor.



Cloakroom/WC 5'4" x 3'0" (1.627m x 0.925m)



Incorporating a pedestal wash hand basin, WC, radiator, laminate floor, extractor fan and tiled splash areas.

Lounge 12'9" x 12'1" (3.908m x 3.705m)



Incorporating a double glazed window to front, radiator point, laminate floor, built in storage/media wall and fire.

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Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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Dining Kitchen 18'0" x 9'3" (5.489m x 2.821m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Sink unit with mixer tap, integrated dishwasher, space for a fridge/freezer, double glazed window to rear, double glazed french doors to rear, radiator and inset ceiling lights.

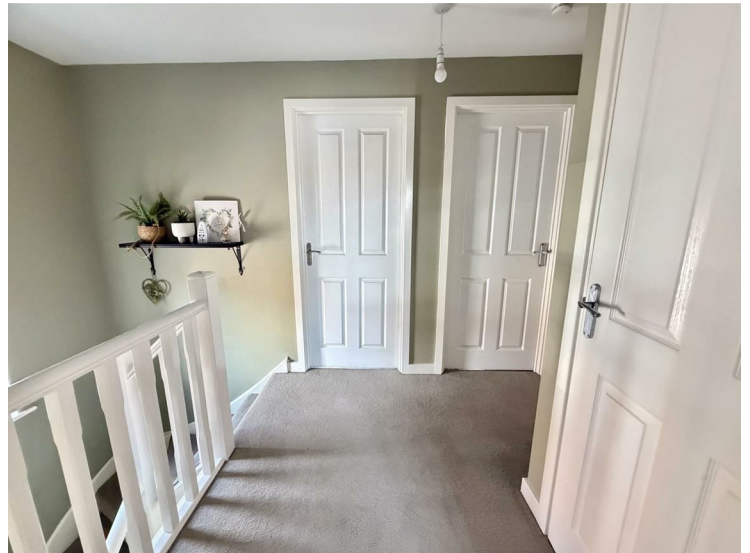


Utility Room 7'5" x 5'4" (2.270m x 1.627m)



Incorporating a work surface, plumbing for a washing machine, radiator, laminate floor and door to side.

First Floor Landing



Incorporating a double glazed window to side, loft access and built in storage cupboard.

Bedroom One 12'9" x 10'9" (3.908m x 3.300m)



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



Bedroom Two 9'6" x 9'5" (2.905m x 2.887m)



En Suite Shower Room 5'11" x 5'11" (1.805m x 1.804m)



Incorporating a modern three piece suite comprising of a shower cubicle, pedestal wash hand basin and WC. Double glazed obscured window to front, radiator and tiled splash areas.

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



Bedroom Three 9'6" x 8'3" (2.908m x 2.527m)



A small double bedroom incorporating a double glazed window to rear and a radiator.

Bathroom 6'10" x 5'6" (2.104m x 1.684m)



Incorporating a modern three piece suite comprising of a bath, pedestal wash hand basin and WC. Double glazed obscured window to side, radiator, tiled splash areas and extractor fan.



Outside



To the front of the property there is a small garden area with hedging. To the rear of the property there is a good sized, landscaped garden with a patio seating area, timber decked seating area, artificial grassed area, outside tap, gated access to the front and gated access to the driveway with space for one vehicle and garage.

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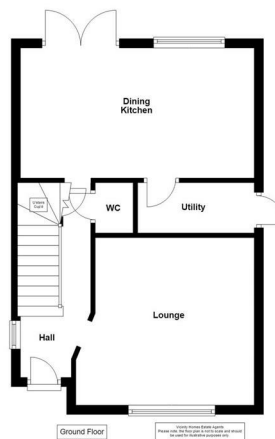


[Garage 17'6" x 8'8" \(5.349m x 2.665m\)](#)



Incorporating an up and over door.

Floor Plan



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

EPC Band C

<https://find-energy-certificate.service.gov.uk/energy-certificate/9858-4007-7328-5798-7960>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band D.

Estate Agents Note

Please note, there is a development upkeep fee of £109.73 which is paid yearly.

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

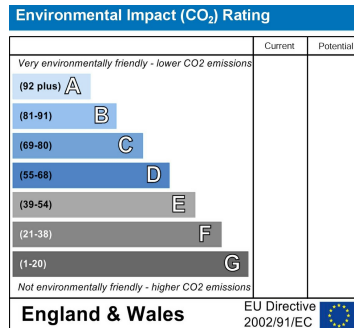
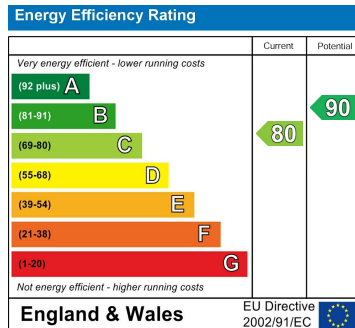
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.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

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Free, No Obligation Valuation

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