



49 Green Lane, Belle Vue, Carlisle, CA2 7QB

**Offers in the region of
£175,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, two double bedroom semi detached house situated within a popular residential area 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 to the City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge with multi fuel stove, dining room with french doors and a modern kitchen. To the first floor there are two double bedrooms and a modern bathroom. The property over looks the park at the rear and also benefits from double glazing, central heating, on site parking, garage, garden to front and a South facing rear garden. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers.

Directions

Proceed West along Newtown Road and onto Moorhouse Road. Turn left onto Crown Road and left again onto Green Lane. The property is situated on the right hand side and can be identified by our "For Sale" sign.

Entrance Hallway



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



Lounge 13'11" x 11'9" (4.257m x 3.605m)



Incorporating a double glazed window to front, radiator, wooden flooring, coving to the ceiling, under stairs storage cupboard and a multi fuel stove.



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Dining Room 7'11" x 7'5" (2.415m x 2.279m)



Incorporating double glazed french doors to rear, radiator, wooden flooring and coving to the ceiling.





Kitchen 8'10" x 7'9" (2.708m x 2.385m)



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, tiled splash areas, plumbing for a washing machine and integrated fridge. Double glazed window to rear, door to rear, radiator and tiled floor.

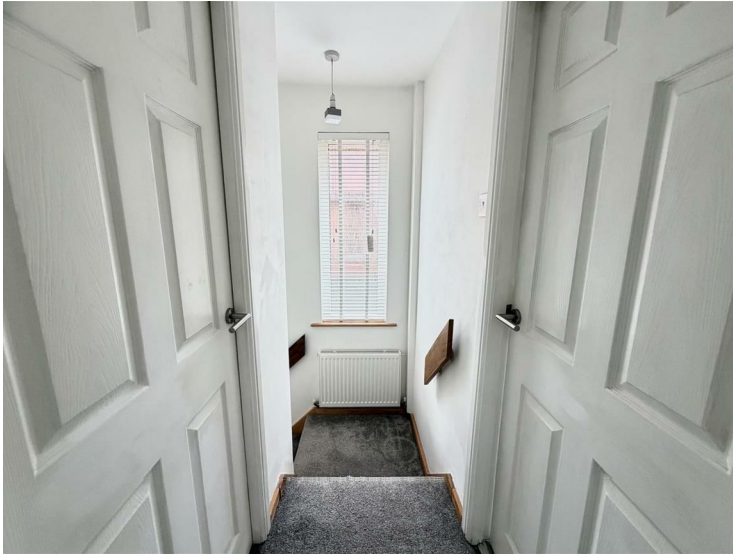
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First Floor Landing



Incorporating a double glazed obscured window to side, radiator and loft access.



Bedroom One 11'11" x 10'8" (3.657m x 3.273m)



A double bedroom incorporating a double glazed window to front, two radiators, fitted wardrobe/storage and built in storage cupboard.



Bedroom Two 9'2" x 9'1" (2.802m x 2.783m)



A double bedroom incorporating a double glazed window to rear and two radiators.



Bathroom 7'9" x 5'10" (2.364m x 1.798m)



Incorporating a modern three piece suite comprising of a bath with mixer tap & shower over, wash hand basin set to vanity unit and WC. Double glazed obscured window to side, heated towel rail, splash boards, laminate floor and built in storage cupboard.

Outside



The property is approached by block paved on site parking leading to the detached garage. There is also a lawn area, flower & shrub beds and gated access to the rear garden. To the rear of the property there is a good sized garden with a raised timber decked seating area, lawn area, flower & shrub beds, outside tap and gated access to the rear.

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Garage 23'4" x 9'11" overall size (7.116m x 3.043m overall size)

Front Store (part of the garage) 9'11" x 7'7" (3.043m x 2.324m)

Incorporating double opening doors, door to side, power and lighting. Door into the workshop room.

Workshop Room (part of the garage) 16'0" x 10'0" (4.890m x 3.057m)

Incorporating tiled floor, double glazed obscured window to rear, double glazed window to side, inset ceiling lights and power.

Estate Agents Note

The property has two central heating systems, the gas boiler and the multi fuel stove have separate radiators through the house so the vendor has options on which heating system to use.

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Floor Plan



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) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 71 | |
| (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 | |

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/0974-1211-2106-8027-0200>

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 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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