



19 Maple Grove, Stanwix, Carlisle, CA3 9FE

Offers over £170,000

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom semi detached house on a spacious corner plot in a cul-de-sac location 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, M6 Motorway and Western City Bypass. The accommodation briefly comprises of an entrance hallway, lounge open to a dining room and a kitchen. To the first floor there are three bedrooms and a modern shower room. The property also benefits from double glazing, central heating, on site parking for two vehicles and gardens to front, side and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a family. The property is offered to the market with no onward chain.

Directions

Heading North on Scotland Road turn right onto Beechwood Avenue and left onto Beech Grove. Turn right onto Firlands and right again onto Maple Grove. Turn right into the cul-de-sac, the property is situated straight ahead and can be identified by our "For Sale" sign.

Entrance Hallway



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



Lounge 14'7" x 12'4" (4.457m x 3.780m)



Incorporating a double glazed window to front, two radiators and under stairs storage cupboard. Open to the dining room.



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Dining Room 10'2" x 9'2" (3.099m x 2.803m)

Kitchen 9'6" x 8'3" (2.908m x 2.518m)



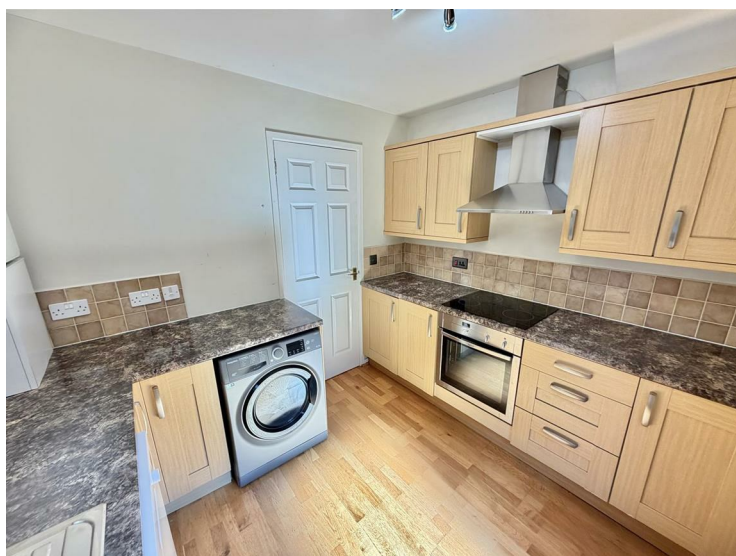
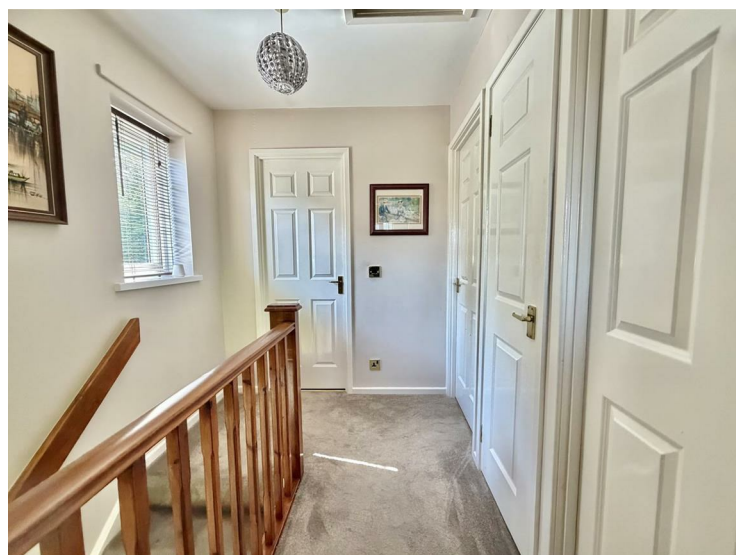
Incorporating a double glazed window to rear and a radiator.

Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Tiled splash areas, 1.5 sink unit with mixer tap, plumbing for a dishwasher and plumbing for a washing machine. Double glazed window to rear, door to side, radiator, laminate floor and extractor fan.

First Floor Landing



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



Bedroom One 11'8" to wardrobe front x 8'8" (3.570m to wardrobe front x 2.651m)



A double bedroom incorporating a double glazed window to front, radiator and fitted wardrobe/storage.



Bedroom Two 10'7" x 8'6" to wardrobe front (3.245m x 2.616m to wardrobe front)



A double bedroom incorporating a double glazed window to rear, radiator and fitted wardrobe/storage.

Bedroom Three 8'8" max x 8'8" max (2.662m max x 2.6614m max)



Incorporating a double glazed window to front and a radiator.



Shower Room 6'8" x 5'5" (2.050m x 1.668m)



Incorporating a modern three piece suite comprising of a shower cubicle, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, radiator, splash backs and extractor fan.



Outside



The property is approached by on site parking for approximately two vehicles, lawn area, shillied area and outside store. To the rear of the property there is a spacious garden with lawn area, timber decked seating area, flower & shrub beds, outside tap, two outside power points, two sheds and gated access to the front.



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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/0935-0200-5606-7963-8414>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band C.

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

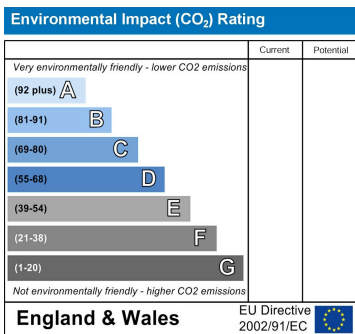
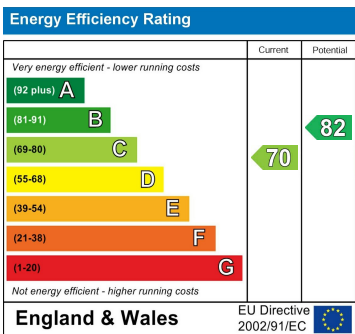
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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.



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