



15 Edgehill Road, Carlisle, CA1 3PF

**Offers in the region of
£165,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom semi detached house on a corner plot within a popular residential area to the South East of Carlisle City Centre. The property is close to a range of local amenities, regular bus routes, popular Primary Schools nearby and has excellent access to the City Centre, the Southern City Bypass and the M6 Motorway. The accommodation briefly comprises of an entrance hallway, modern kitchen, utility room, cloakroom/WC, lounge and dining room with patio doors. To the first floor there are three bedrooms and a bathroom. The property also benefits from double glazing, central heating, on site parking for two cars and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a first time buyer or a family.

Directions

Proceed South along London Road. Turn left at the traffic lights onto Cumwhinton Road and left again onto Edgehill Road. 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, double glazed window to side, under stairs storage cupboard and stairs to the first floor.



Lounge 14'4" x 10'7" (4.371m x 3.226m)



Incorporating a double glazed window to front, radiator and a feature fireplace with surround, inset and hearth.



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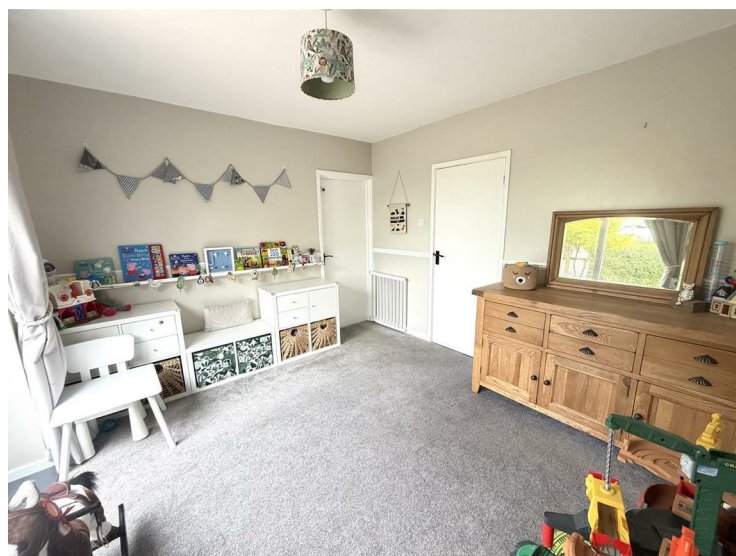
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[Dining Room/Play Room 11'10" x 10'6" \(3.627m x 3.211m\)](#)

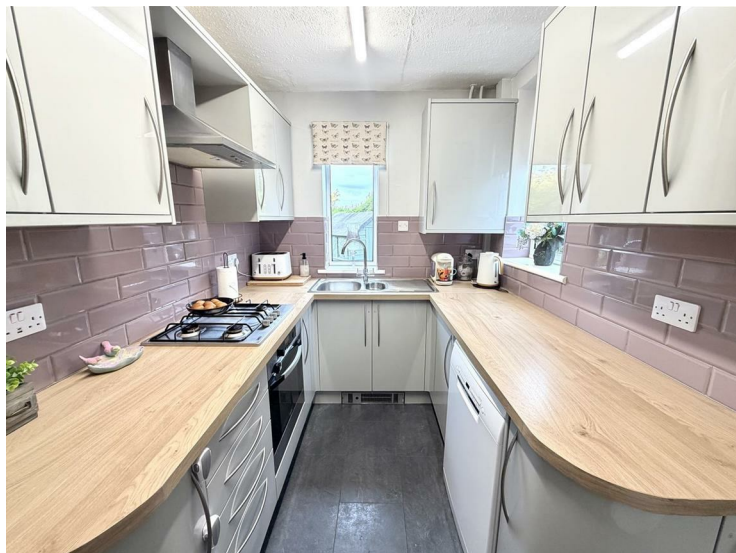


Incorporating double glazed patio doors to rear and a radiator.

Kitchen 10'2" x 6'8" (3.113m x 2.034m)



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, plumbing for a dishwasher, tiled splash areas and double glazed window to rear. Double glazed window to side, laminate floor and built in storage cupboard.



Utility Room 7'11" x 7'7" (2.419m x 2.327m)



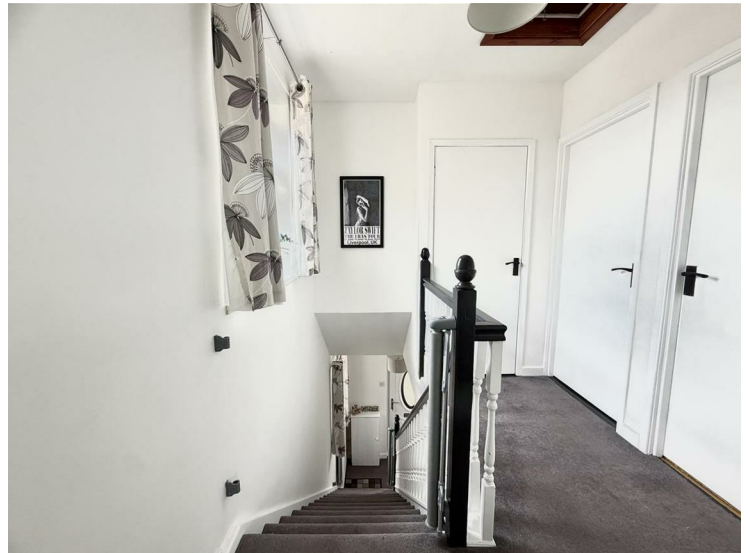
Incorporating a range of fitted wall and base units with complementary work surface over, plumbing for a washing machine and space for tumble dryer. Space for a fridge/freezer, double glazed window to front, radiator and door to rear.

[Cloakroom/WC 4'6" x 2'8" \(1.394m x 0.816m\)](#)

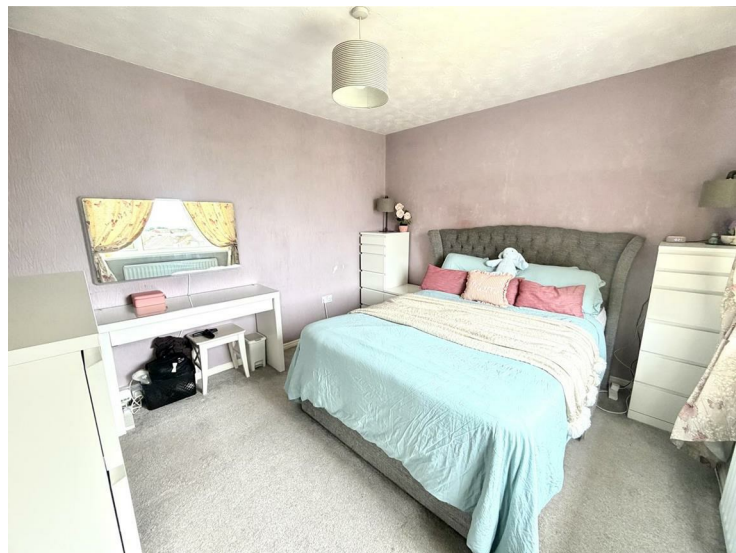


Incorporating a wash hand basin set to vanity unit, WC and double glazed obscured window to rear.

[First Floor Landing](#)



Incorporating a double glazed window to side and loft access.



Bedroom One 13'5" x 10'6" (4.100m x 3.218m)



A double bedroom incorporating a double glazed window to rear, radiator and built in storage cupboard.

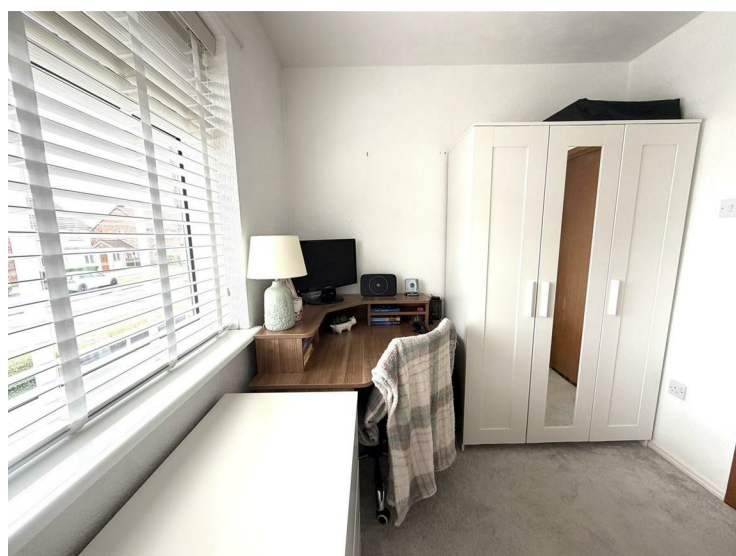
Bedroom Two 11'2" max x 10'7" (3.410m max x 3.233m)



A double bedroom incorporating a double glazed window to front, radiator and built in storage cupboard.



Bedroom Three 7'7" max x 9'2" max (2.312m max x 2.808m max)



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

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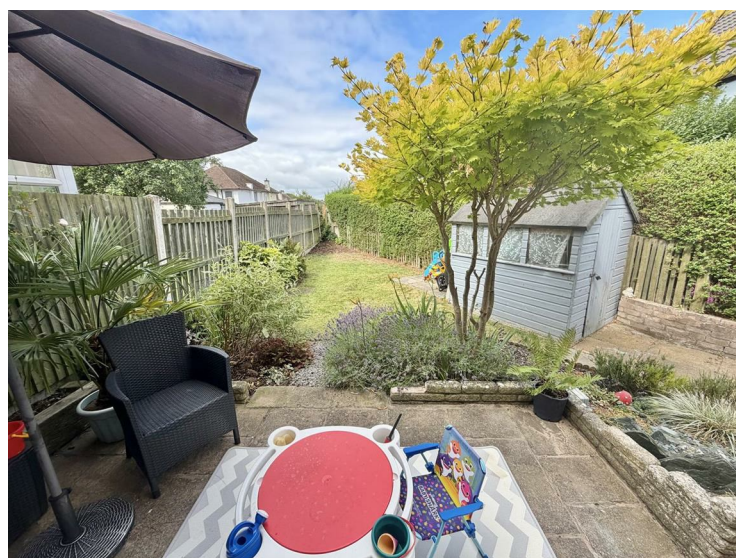
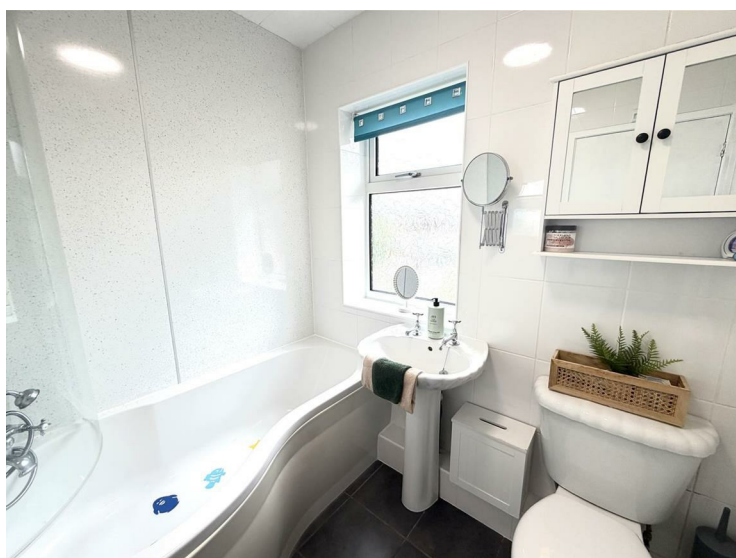
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Bathroom 6'9" x 5'6" (2.070m x 1.678m)

Outside



Incorporating a three piece suite comprising of a bath with mixer tap, shower attachment & shower over, pedestal wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, tiled splash areas, splash boards and extractor fan.

The property is approached by on site parking for two vehicles, lawn area and flower & shrub beds. To the rear of the property there is a patio seating area, lawn area, outside tap, flower & shrub beds and gated access to the front.



Floor Plan



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

EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/1400-6689-0222-2694-3363>

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

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Mailing List

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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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