Vicinity Homes

ESTATE AGENTS & VALUERS

VH

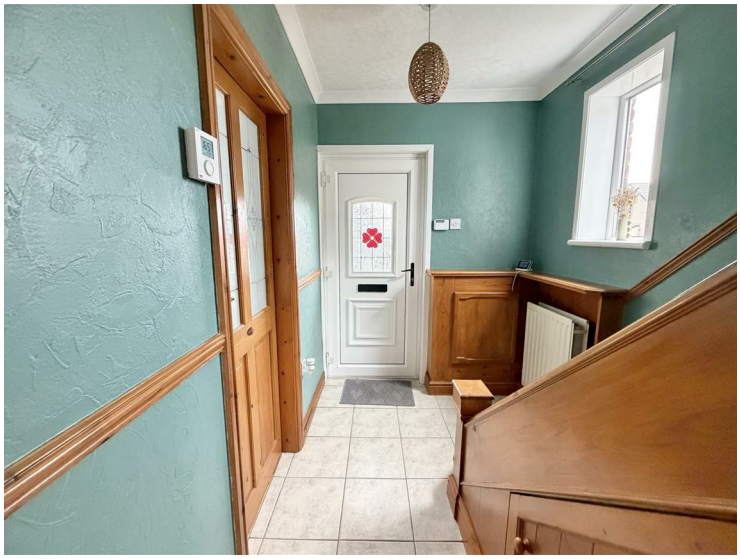
16 Edgehill Road, Carlisle, CA1 3PE **Offers over £160,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom semi detached house situated 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 & Secondary Schools and has excellent access to the City Centre, Southern City Bypass and the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge, dining room with french doors, kitchen and utility room. To the first floor there are three bedrooms and a bathroom. The property also benefits from double glazing, central heating, front garden and a good sized rear garden. 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

Proceed South along London Road. Turn left onto Cumwhinton Road and left onto Edgehill Road. 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 double glazed window to side, radiator, tiled floor, under stairs storage cupboard, coving to the ceiling and stairs to the first floor.

Kitchen 10'7" x 8'4" (3.226m x 2.546m)

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, double glazed window to rear, double glazed window to side, tiled floor, radiator and under stairs storage area.

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Utility Room 11'0" x 9'3" (3.355m x 2.834m)

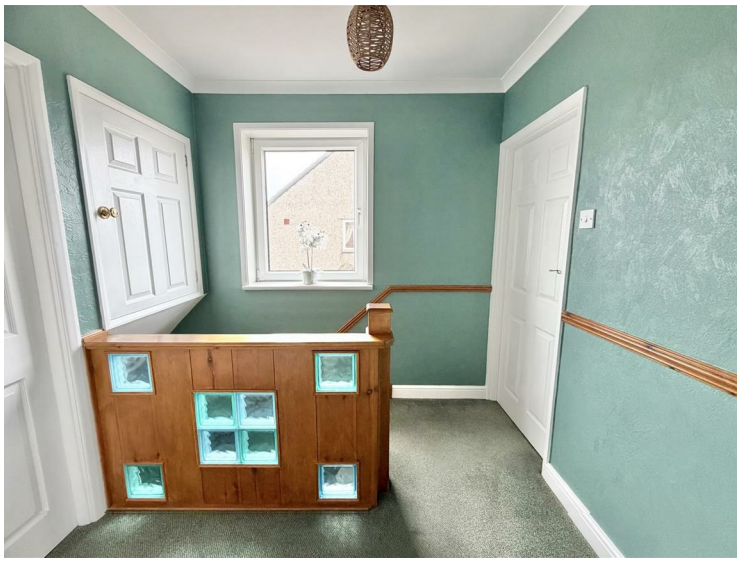
Incorporating a range of fitted wall and base units with complementary work surface over, plumbing for a washing machine, space for a tumble dryer and space for a fridge/freezer. Double glazed obscured window to rear, door to front, door to rear, tiled floor and inset ceiling lights.

Lounge 14'3" max x 10'6" (4.355m max x 3.208m)

Incorporating a double glazed window to front, radiator, feature fireplace and coving to the ceiling.

Dining Room 11'9" x 10'7" (3.601m x 3.230m)

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



First Floor Landing

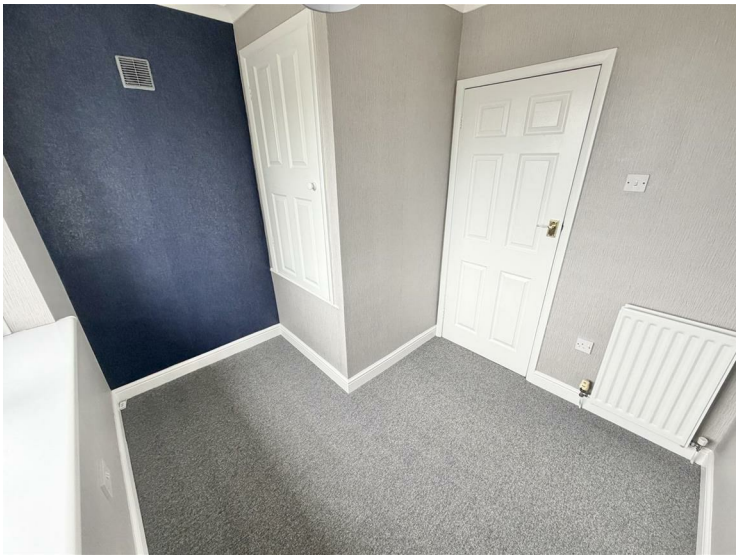
Incorporating a double glazed window to side, loft access and built in storage cupboard.

Bedroom One 11'9" x 10'7" (3.594m x 3.226m)

A double bedroom incorporating a double glazed window to rear, radiator, coving to the ceiling and a built in storage cupboard housing the boiler.

Bedroom Two 11'2" max x 10'6" (3.406m max x 3.222m)

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



Bedroom Three 9'1" max x 7'7" max (2.791m max x 2.321m max)

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

Bathroom 7'7" x 5'7" (2.321m x 1.726m)

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

Outside

The property is approached by a lawned front garden with flower & shrub beds. To the rear of the property there is a good sized garden with block paved seating area, timber decked seating area, lawn area, patio seating area and outside tap.

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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/2800-4367-0322-7428-3753

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

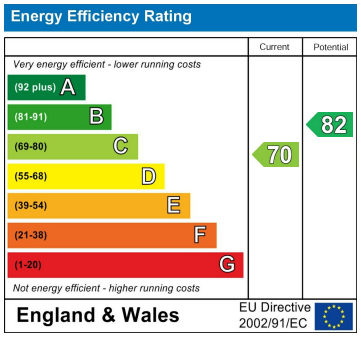
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.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

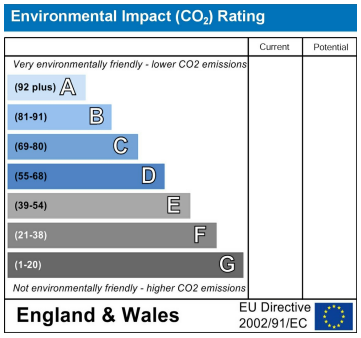
Mailing List

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.





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