Vicinity Homes

ESTATE AGENTS & VALUERS

VH

41 Granville Road, Carlisle, CA2 7AZ

Offers in the region of £90,000

Vicinity Homes are delighted to offer to the market this immaculately presented, two bedroom, two reception room mid terraced house situated on a popular side street 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 Centre and the City Bypass with transport links to the M6 & A595. The accommodation briefly comprises of a lounge, dining room, kitchen, rear hall and modern shower room. To the first floor there are two bedrooms and a shower room. The property also benefits from double glazing, central heating, front forecourt and rear yard. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a buy to let investor. The property is offered to the market with no onward chain.

Directions

Proceed West along Castle Way and take the third exit onto Port Road. Turn left onto Granville Road. The property is situated on the right hand side and can be identified by our "For Sale" sign.

Lounge 14'2" x 12'1" (4.328m x 3.701m)

Approached by a door to front, incorporating a double glazed window to front, radiator and feature fireplace.

Dining Room 12'2" x 7'10" (3.712m x 2.396m)

Incorporating a double glazed window to rear, radiator, laminate floor and under stairs storage cupboard.

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Kitchen 8'9" x 7'2" (2.675m x 2.199m)

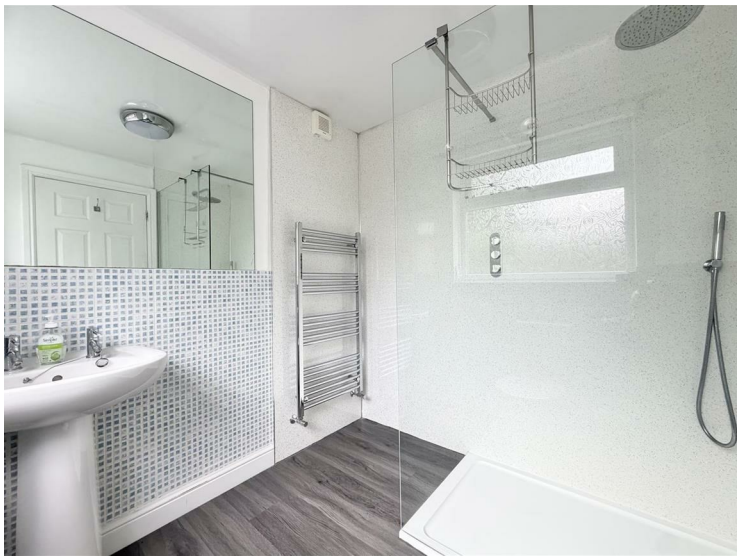
Incorporating a range of fitted wall and base units with complementary work surface over, oven point and cooker hood over. Sink unit with mixer tap, tiled splash areas, plumbing for a washing machine and space for a tumble drier. Space for fridge/freezer, laminate floor and double glazed window to side.

Rear Hallway

Incorporating a door to side, laminate floor and built in storage cupboard.

Shower Room 7'2" x 6'10" (2.197m x 2.095m)

Incorporating a modern three piece suite comprising of a walk in shower cubicle with waterfall shower & attachment, pedestal wash hand basin and WC. Double glazed obscured window to side, heated towel rail, under floor heating and laminate floor. Tiled splash areas, splash boards, panelled ceiling and extractor fan.



First Floor landing
Incorporating a radiator.

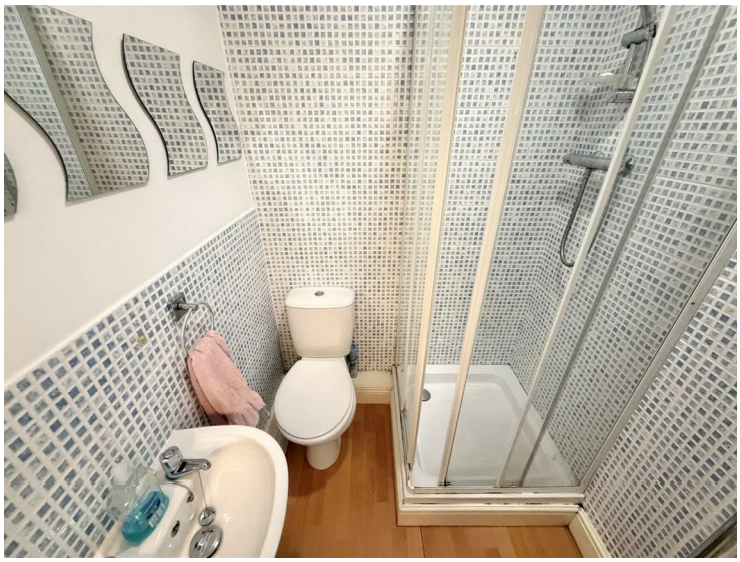
Bedroom One 10'11" min x 12'2" max x 14'2" (3.332m min x 3.718m max x 4.335m)

A double bedroom incorporating a double glazed window to front, radiator, fitted wardrobe/storage and built in storage cupboard with loft access.

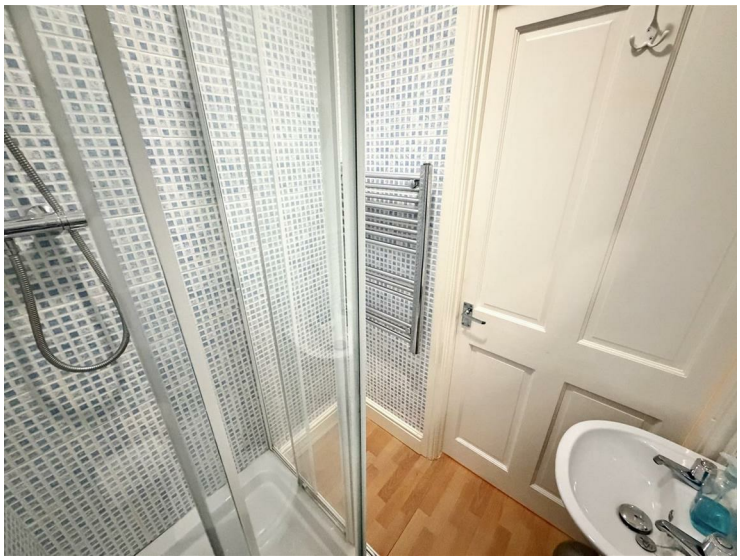
Bedroom Two 7'9" x 7'1" (2.387m x 2.161m)

Incorporating a double glazed window to rear and a radiator.

Shower Room 4'3" x 4'8" (1.304m x 1.440m)



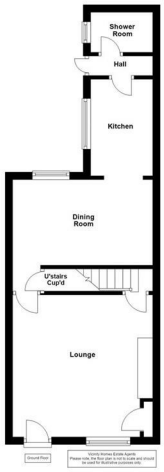
Incorporating a three piece suite comprising of a shower cubicle, wash hand basin and WC. Heated towel rail, laminate floor, tiled splash areas and extractor fan.

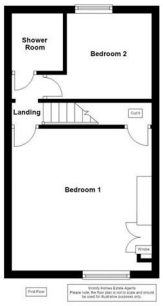


Outside

The property is approached by a block paved front forecourt. To the rear of the property there is a good sized yard with patio seating area, outside tap, outside power point and artificial grass.

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/9802-3967-2200-7396-2200

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

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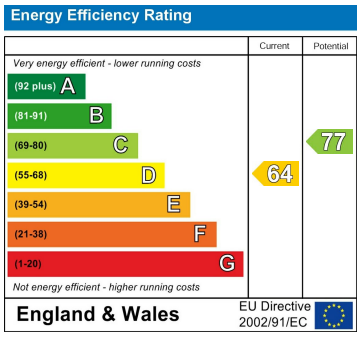
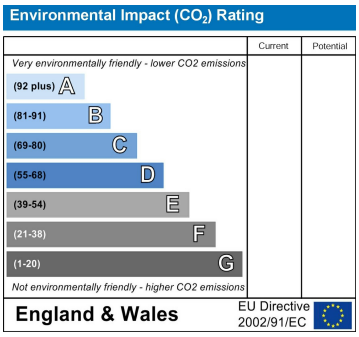
We would be pleased to provide you with a free, no obligation valuation for your home. Please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk to arrange an appointment.





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