



15 Greta Avenue, Carlisle, CA2 5RJ

**Offers in the region of
£125,000**

Vicinity Homes are delighted to offer to the market this modernised & extended two double bedroom semi detached house situated on a corner plot in a popular residential area to the West of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, popular Primary & Secondary Schools and has good access to the City Centre and the City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance vestibule, lounge, extended dining kitchen with french doors and an extended bathroom. To the first floor there are two double bedrooms. The property also benefits from double glazing, central heating, on site parking and gardens to front, side & rear. Viewing is highly recommended to 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, turning left onto Shaddongate. Continue straight ahead onto Dalston Road. Turn right onto Scawfell Road. Follow the road to the T junction where it meets Greta Avenue. The property is situated on the right hand side and can be identified by our "For Sale" sign.

Entrance Vestibule

Approached by a door to side, incorporating stairs to the first floor.

Lounge 16'10" max x 13'5" min x 10'11" (5.154m max x 4.114m min x 3.345m)



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



Dining Kitchen 17'4" x 10'0" (5.301m x 3.069m)



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 washing machine, space for a tumble drier and space for a fridge/freezer. Double glazed window to rear, double glazed french doors to rear, radiator, tiled floor and loft access.

www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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Bathroom 14'6" x 6'5" (4.421m x 1.967m)



Incorporating a three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Double glazed obscured window to side, radiator, tiled splash areas, tiled floor and inset ceiling lights.



First Floor Landing



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

Bedroom One 16'10" x 10'0" (5.156m x 3.062m)



A double bedroom incorporating two double glazed windows to front, radiator, built in storage cupboard and a feature fireplace.



Bedroom Two 10'6" x 9'6" (3.211m x 2.916m)



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



Outside



The property is on a corner plot and is approached by on site parking for approximately two vehicles leading to the side of the house. The front garden has a shillied area. To the rear of the property there is a lawn area and outside tap.



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/9913-2026-8102-0224-1106>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band A.

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.

