Vicinity Homes

ESTATE AGENTS & VALUERS

VH









162 Greenacres, Wetheral, Carlisle, CA4 8LU

Offers in the region of £420,000

Vicinity Homes are delighted to offer to the market this immaculately presented and spacious, detached family home situated within a cul-de-sac location in the sought after village of Wetheral. The village boasts a Post Office, village shop, Pubs, Restaurant and Hotel/Leisure Club. It has a regular bus route, Railway Station and has excellent access to surrounding villages and onto the A69 and the M6. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, lounge with bow window & patio doors, dining kitchen with french doors and a utility room. To the first floor there are four bedrooms and a modern four piece bathroom. The property also benefits from double glazing, central heating, driveway, integral garage with electric door, solar panels, EV charger and gardens to front & rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family.

Directions

From Carlisle proceed East along the A69 towards Brampton. Turn right after Carlisle Golf Club where signposted for Wetheral. Continue on this road into the village. Take the second right turning into Greenacres. At the T junction turn left and follow the road to the left. 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, LVT flooring, under stairs storage area, coving to the ceiling and stairs to the first floor.



Cloakroom/WC 6'6" x 4'0" (1.990m x 1.230m)



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

Dining Kitchen 19'7" x 11'4" (5.972m x 3.458m)



Incorporating a range of fitted wall and base units with complementary work surface over, oven point and cooker hood over. Integrated fridge, integrated freezer, 1.5 sink unit with mixer tap, double glazed window to rear and double glazed french doors to rear. LVT flooring, under floor heating, inset ceiling lights and extractor fan.













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Utility Room 8'9" x 5'2" (2.682m x 1.594m)



Incorporating a range of fitted wall and base units with complementary work surface over, plumbing for a washing machine, plumbing for a dishwasher and sink unit. Double glazed window to rear, door to rear, heated towel rail and LVT flooring.

Lounge 18'2" x 12'6" (5.554m x 3.822m)



Incorporating a double glazed bow window to front, two radiators, double glazed patio doors to rear, feature fireplace and coving to the ceiling.







First Floor Landing



Incorporating a double glazed arched window to front, built in storage cupboard housing the boiler and loft access with a pull down ladder. The loft is majority boarded.



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Bedroom One 12'5" x 11'5" (3.798m x 3.494m)





A double bedroom incorporating a double glazed window to rear and a radiator.





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Bedroom Two 11'10" x 9'9" min (3.608m x 2.985m min)





A double bedroom incorporating a double glazed window to rear and a radiator.





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Bedroom Three 11'5" x 6'11" (3.491m x 2.118m)





Incorporating a double glazed window to rear and a radiator.

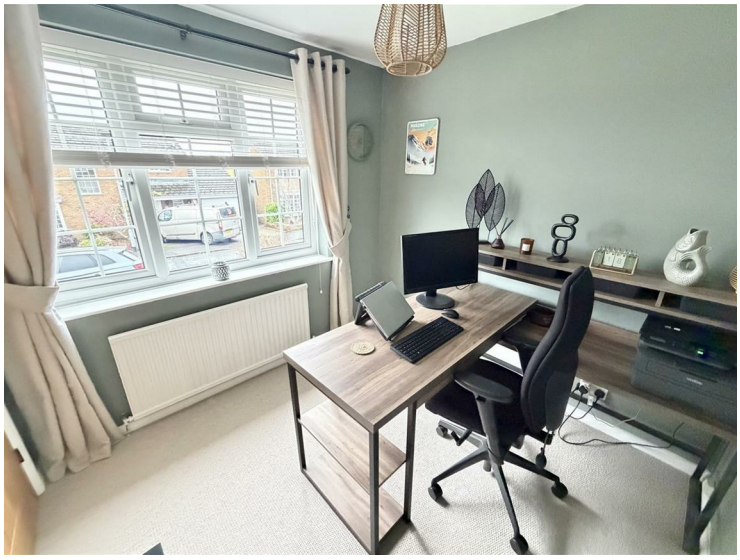


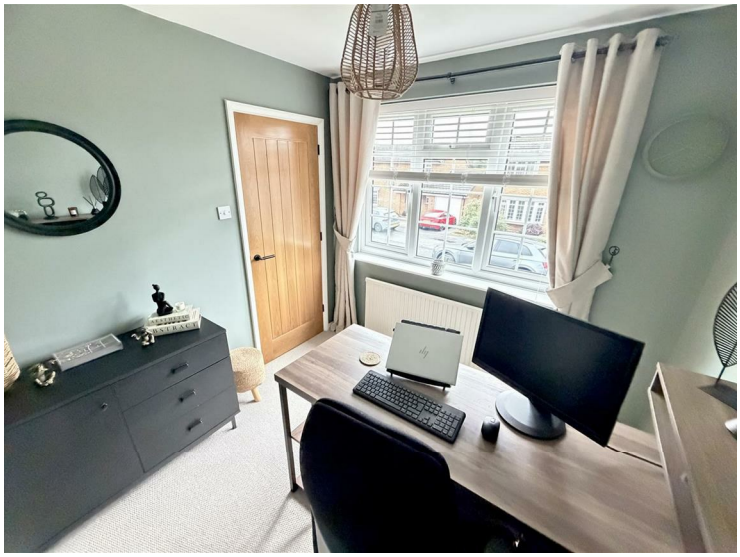
Bedroom Four 8'6" x 8'2" (2.607m x 2.502m)



Incorporating a double glazed window to front and a radiator.

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Bathroom 9'0" x 6'5" (2.761m x 1.957m)

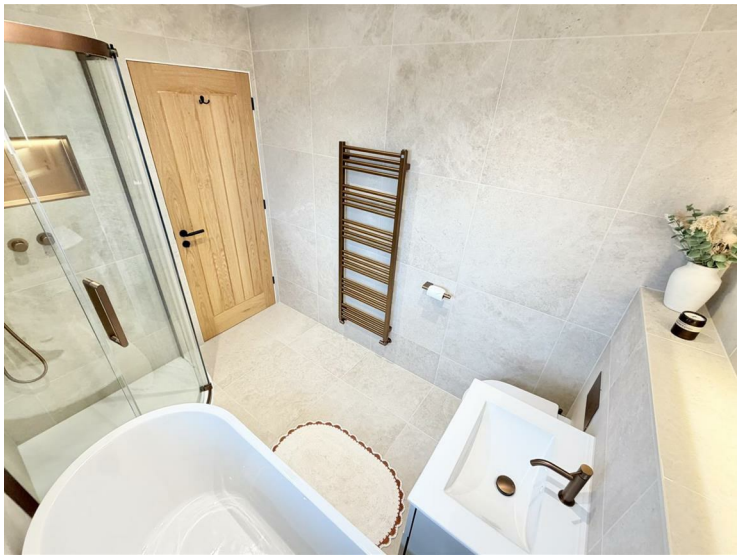


Incorporating a modern four piece suite comprising of a bath with waterfall shower & attachment, bath with mixer tap, wash hand basin set to vanity unit and WC. Double glazed obscured window to front, heated towel rail, tiled floor, tiling to all walls, inset ceiling lights and extractor fan.



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Outside



The property is approached by on site parking for two vehicles, lawn area and an EV charger. To the rear of the property there is an enclosed garden with lawn area, timber decked seating areas, outside tap and gated access to the front.

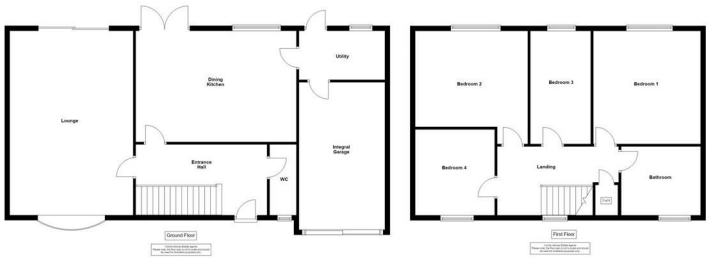


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Integral Garage 16'5" x 8'10" (5.019m x 2.703m)
Incorporating an electric up and over door, power, lighting, storage in the eaves and door into the utility room.

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/2496-3014-0207-7842-6204

Tenure
The property is Freehold.

Council Tax
The property is in Council Tax Band E.

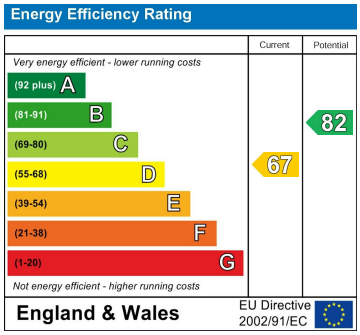
Viewings
Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: sales@vicinityhomes.co.uk.

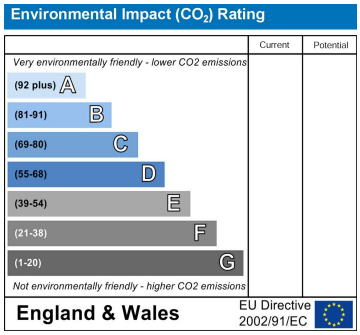
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Referral Fees - Vicinity Homes work with preferred conveyancers for a house sale or purchase. You are under no obligation to use their services. Should you choose to use them, Vicinity Homes Estate Agents will receive a referral fee of between £120.00 to £150.00 on completion of a sale or purchase.

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Free, No Obligation Valuation
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