Vicinity Homes

ESTATE AGENTS & VALUERS

VH









15 Etterby Lea Grove, Carlisle, CA3 9LF

Offers in the region of £200,000

Vicinity Homes are delighted to offer to the market this immaculately presented & extended, three bedroom, bay fronted semi detached house situated within a sought after residential area to the North 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, City Bypass and the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge, sitting room and a dining kitchen with patio doors to the garden. To the first floor there are three bedrooms and a shower room. The property also benefits from double glazing, central heating, on site parking for several vehicles, garage and gardens to front & rear. This well loved, family home has been lived in and looked after by the same family for almost six decades & is now ready for new owners to enjoy & make new memories. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a family.

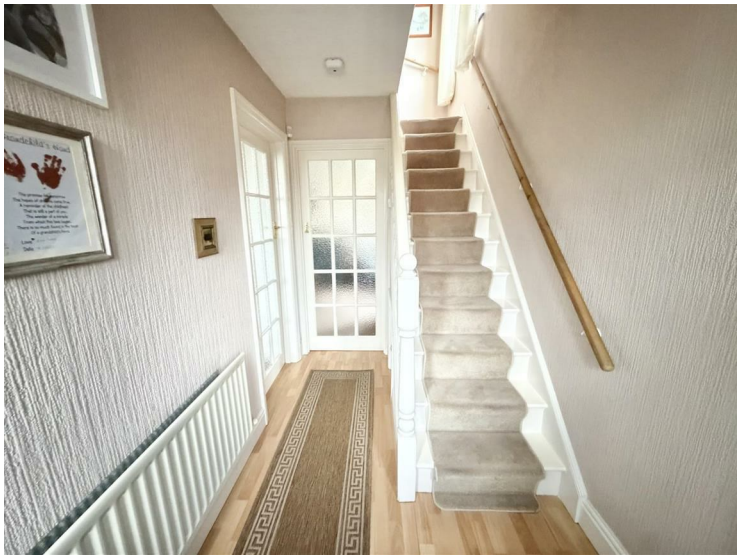
Directions

Proceed North up Stanwix Bank and stay in the left hand lane. Turn left onto Etterby Street. Turn right onto Etterby Lea Road and left onto Etterby Lea Crescent. Turn right onto Etterby Lea Grove. 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, laminate floor, under stairs storage cupboard and stairs to the first floor.



Lounge 10'9" x 12'5" max (3.278m x 3.803m max)



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



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Sitting Room 17'0" x 11'9" (5.195m x 3.595m)





Incorporating two double glazed windows to side, radiator, built in storage cupboard and coving to the ceiling.



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Dining Kitchen 16'6" x 9'0" (5.045m x 2.758m)





Incorporating a range of fitted wall and base units with complementary work surface over, oven point and cooker hood over. Tiled splash areas, 1.5 sink unit with mixer tap, plumbing for a washing machine, plumbing for a dishwasher and space for a tumble dryer. Space for a fridge/freezer, double glazed window to rear, double glazed patio doors to rear, tiled floor, electric heater and extractor fan.







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First Floor Landing



Incorporating a double glazed obscured window to side, built in storage cupboard and loft access with a pull down ladder. We have been informed the loft is majority boarded.



Bedroom One 13'0" max x 10'7" (3.971m max x 3.248m)



A double bedroom incorporating a double glazed bay window to front, radiator and laminate floor.



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Bedroom Two 11'7" x 9'6" (3.550m x 2.897m)





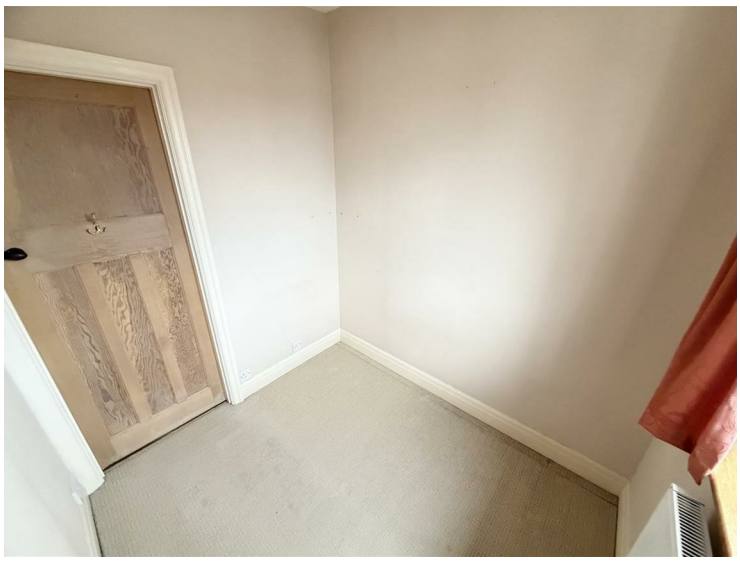
A double bedroom incorporating a double glazed window to rear, radiator, laminate floor and built in storage cupboards.

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Bedroom Three 6'10" x 6'0" (2.102m x 1.854m)



Incorporating a double glazed window to front and a radiator.



Shower Room 6'1" x 6'1" (1.858m x 1.877m)



Incorporating a three piece suite comprising of a double shower cubicle with waterfall shower & attachment, wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, tiled splash areas, inset ceiling lights and extractor fan.

Outside



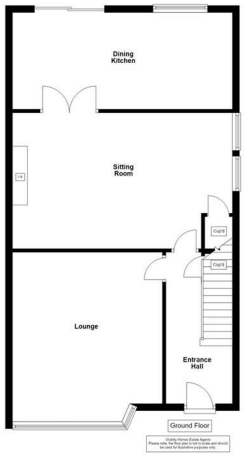
The property is approached by on site parking for two vehicles, shillied area and flower & shrub beds. There is double gated access to the rear garden which has a further parking area leading to the garage, lawn area, flower & shrub beds and an outside tap.

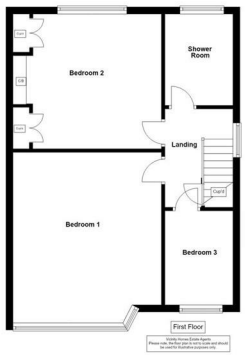




Garage
Incorporating an up and over door and power.

Floor Plan





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

EPC Band TBC
The EPC has been ordered. More information to follow.

Council Tax
The property is in Council Tax Band B.

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.

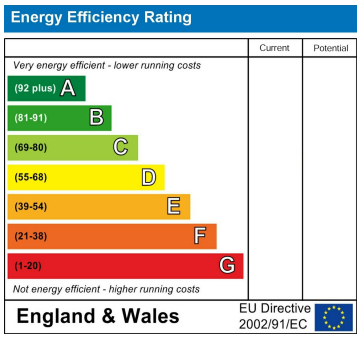
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These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves 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.

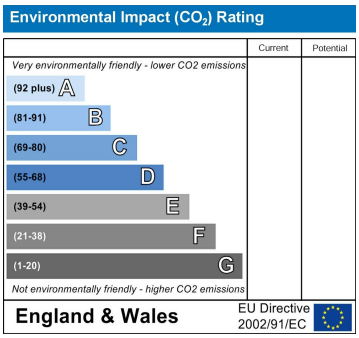
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Free, No Obligation Valuation

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