



26 Fellbarrow Close, Carlisle, Cumbria, CA2 6RG

Offers over £190,000

Vicinity Homes are delighted to offer to the market this double fronted, detached house situated within the popular Brackenleigh Persimmon Homes Development which is located 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 excellent access to the Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, dining kitchen, utility room, cloakroom/WC and a lounge with double glazed patio doors to the garden. To the first floor there are three bedrooms, master en suite shower room and a bathroom. The property also benefits from double glazing, central heating, on site parking, garage and gardens. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family. The property is offered to the market with no onward chain.

Directions

From Carlisle City Centre proceed West along Castle Way and continue straight ahead. At the round about take the second exit onto Wigton Road. Continue on this road heading towards the outskirts of Carlisle, Turn right onto Glaramara Drive which leads into the Brackenleigh Development. Turn left onto Fellbarrow Close and turn right. The property is situated immediately on the right hand side and can be identified by our For Sale sign.

Entrance Hallway

Approached by a door to front, incorporating a radiator and stairs to the first floor.

Dining Kitchen 9'4" x 18'4" (2.850m x 5.610m)



Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Plumbing for a dishwasher, 1.5 sink unit with mixer tap, space for a fridge/freezer, two double glazed windows to side, double glazed window to front, tiled floor and a radiator.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk

Lounge 10'2" x 18'5" (3.107m x 5.619m)



Utility Room 6'2" x 5'2" (1.899m x 1.584m)

Incorporating a fitted wall unit, work surface, plumbing for a washing machine, door to rear, tiled floor and a radiator.

Cloakroom/WC 2'11" x 4'9" (0.898m x 1.464m)



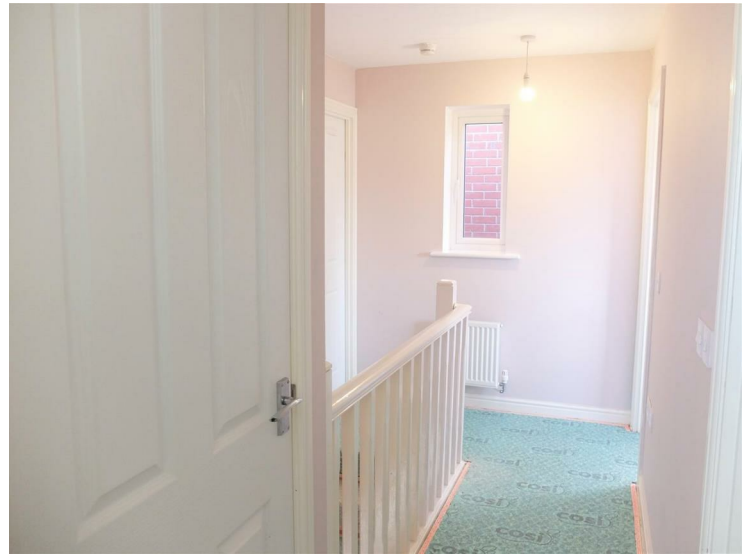
Incorporating a WC, pedestal wash hand basin, radiator, tiled floor, extractor fan and tiled splash area.



Incorporating double glazed french doors to side, double glazed window to front and a radiator.



First Floor Landing



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

Bedroom One 18'4" max x 10'10" min x 10'4" max x 6'2" min
(5.609m max x 3.325m min x 3.172m max x 1.895m min)



A double bedroom incorporating a double glazed window to front, double glazed window to side and two radiators.

www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk

Bedroom Two 9'2" x 10'6" (2.799m x 3.223m)



Incorporating a double glazed window to front, double glazed window to side and a radiator.

View From Bedroom Two



Incorporating a three piece suite comprising of a shower cubicle, pedestal wash hand basin and WC. Double glazed obscured window to front, radiator, tiled splash areas and extractor fan.

Bedroom Three 9'2" x 9'2" (2.800m x 2.799m)



Incorporating a double glazed window to side and a radiator.

Bathroom 6'1" x 7'1" (1.867m x 2.180m)



Incorporating a three piece suite comprising of a bath with shower attachment, pedestal wash hand basin and WC. Double glazed obscured window to front, radiator, tiled splash areas and extractor fan.

Outside



To the side of the property there is on site parking leading to the garage. There is a lawn area to the front of the property, shillied area and an outside tap. There is an enclosed side garden with artificial grass area, patio seating area and gated access to the parking.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk

Floor Plan



Vicinity Homes Estate Agents
Whilst every attempt has been made to ensure the accuracy of this floor plan, the floor plan is not to scale and should be used for illustrative purposes only.



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

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 - Pollard Scott & Co. It is your decision whether you choose to deal with Pollard Scott & Co. In making that decision, you should know that we will receive commission from Pollard Scott & Co worth approximately £200 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.



EPC Band B

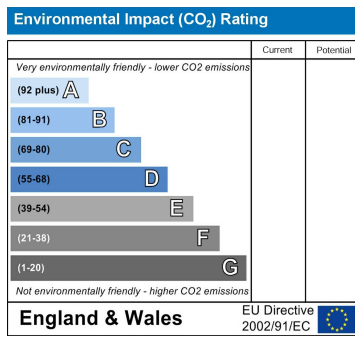
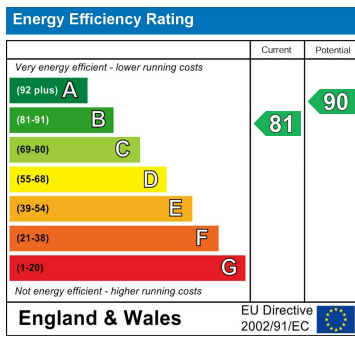
<https://find-energy-certificate.service.gov.uk/energy-certificate/8973-7637-5360-5015-4996>

www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk