



**89 Edenside, Cargo, Carlisle, CA6 4AQ**

**Offers over £210,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom, bay fronted detached family home situated on a generous plot within the popular Edenside Development in Cargo. The village is on the outskirts of Carlisle and is close to a range of local amenities, popular Primary & Secondary schools and also has excellent access onto the Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, lounge with double glazed bay window, dining room with double glazed patio doors, kitchen and a utility room. To the first floor there are three good sized bedrooms, master en suite shower room and a family bathroom. The property also benefits from double glazing, central heating, on site parking for approximately three to four vehicles, garage and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family!



### Directions

From Carlisle City Centre proceed North up Stanwix Bank and turn left at the traffic lights onto Etterby Street. Continue on this road heading out of Carlisle. At the round about take the first exit. At the second round about take the third exit sign posted for Cargo. Turn left towards Cargo and right onto Edenside. Follow the road round to the right hand side. The property is situated 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.



### Cloakroom/WC 4'6" x 3'7" (1.393m x 1.112m)



Incorporating a pedestal wash hand basin, WC, double glazed obscured window to side, radiator and tiled splash areas.

### Lounge 12'10" x 12'5" (3.921m x 3.807m)



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

[www.vicinityhomes.co.uk](http://www.vicinityhomes.co.uk)

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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**Dining Room 10'8" x 9'10" (3.267m x 3.010m)**



Incorporating double glazed patio doors to rear, radiator and under stairs storage cupboard.







**Kitchen 8'7" x 8'4" (2.632m x 2.560m)**



Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Tiled splash areas, 1.5 sink unit with mixer tap, space for a fridge/freezer, double glazed window to rear and inset ceiling lights.

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**Utility Room 5'9" x 5'1" (1.768m x 1.570m)**



Incorporating a range of fitted wall and base units with complementary work surface over, plumbing for a washing machine, space for a tumble drier, door to side, extractor fan and a radiator.

**First Floor Landing**



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



**Bedroom One 10'11" x 10'10" (3.344m x 3.316m)**



A double bedroom incorporating a double glazed window to front, radiator and fitted wardrobe/storage.



**En Suite Shower Room 6'8" x 4'7" (2.034m x 1.409m)**



Incorporating a three piece suite comprising of a shower cubicle, wash hand basin set to vanity unit and WC. Double glazed obscured window to front, heated towel rail, laminate floor, splash backs, panelled ceiling and extractor fan.



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**Bedroom Two 10'8" x 8'0" (3.261m x 2.441m)**



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



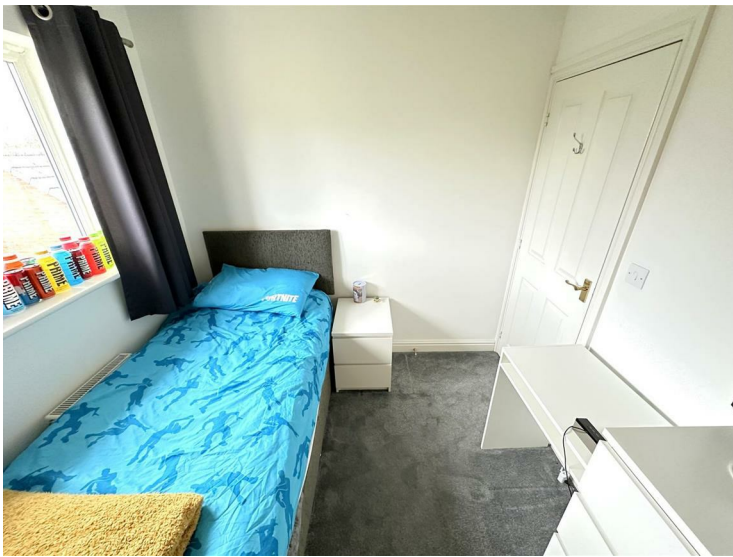
**Bedroom Three 7'11" x 7'10" (2.434m x 2.396m)**



Incorporating a double glazed window to rear and a radiator.



**Bathroom 7'4" max x 6'5" (2.236m max x 1.961m)**



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



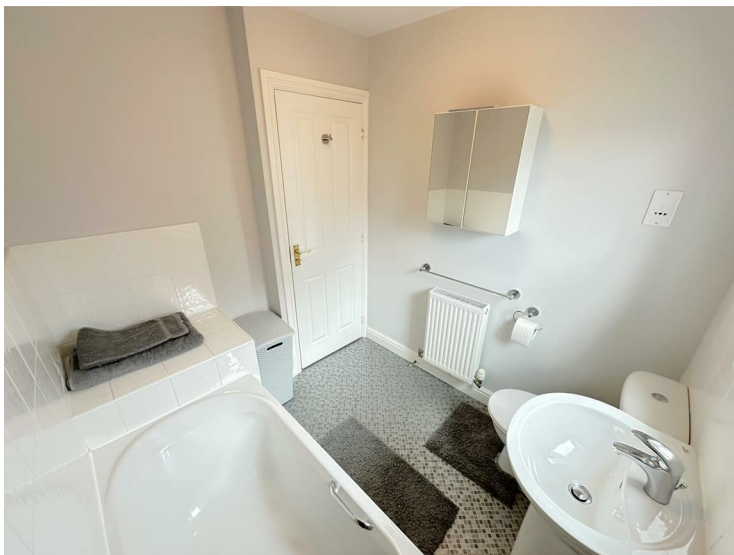
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## Outside



The property is approached by on site parking for approximately three/four vehicles leading to the single garage. There is also a lawn area and gated access to the rear garden. To the rear of the property there is a good sized enclosed garden with lawn area, patio seating area, outside tap, gated access to front and gated access to the side.



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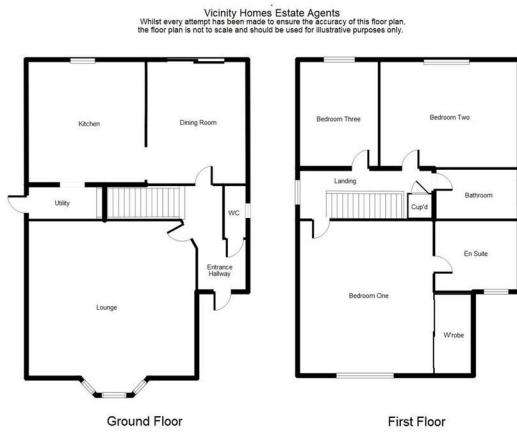
E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)



### Garage

Incorporating an up and over door.

### Floor Plan



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

### EPC Band C

<https://find-energy-certificate.service.gov.uk/energy-certificate/2238-9022-7299-2430-6294>

### Tenure

The property is Freehold.

### Council Tax

The property is Council Tax Band C.

### Estate Agents Note

Please note there is a development maintenance fee which is £19.43 per month payable to Trinity Estates.

### Viewings

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

### Referral Fees

We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates & Pollard Scott & Co. It is your decision whether you choose to deal with either company. In making that decision, you should know that we will receive commission from the companies worth approximately £50 upwards 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](mailto: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](mailto:sales@vicinityhomes.co.uk) to arrange an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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