



219 Green Lane, Belle Vue, Carlisle, CA2 7RA

Offers over £180,000

Vicinity Homes are delighted to offer to the market this immaculately presented and extended, two double bedroom semi detached house with three reception rooms situated within a sought after 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 excellent access to the Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, gym/sitting room, lounge, dining room with french doors to the garden and a dining kitchen with stove. To the first floor there are two good sized double bedrooms and a modern shower room. The property also benefits from double glazing, central heating, on site parking for two vehicles and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a family. The property is offered to the market with no onward chain,

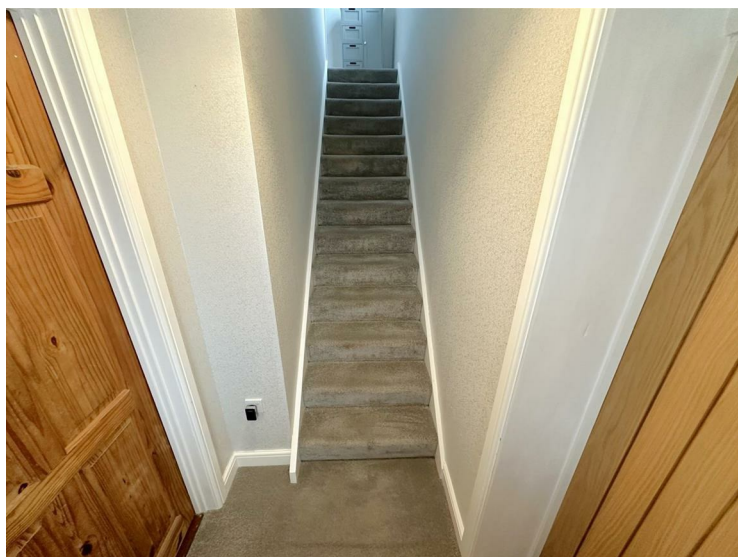
Directions

From Carlisle City Centre proceed West along Castle Way and take the exit from the round about onto Port Road. Continue straight ahead onto Newtown Road and follow this road onto Moorhouse Road. Turn left onto Criffel Road and right onto Green Lane. The property is situated on the left hand side and can be identified by our "For Sale" sign.

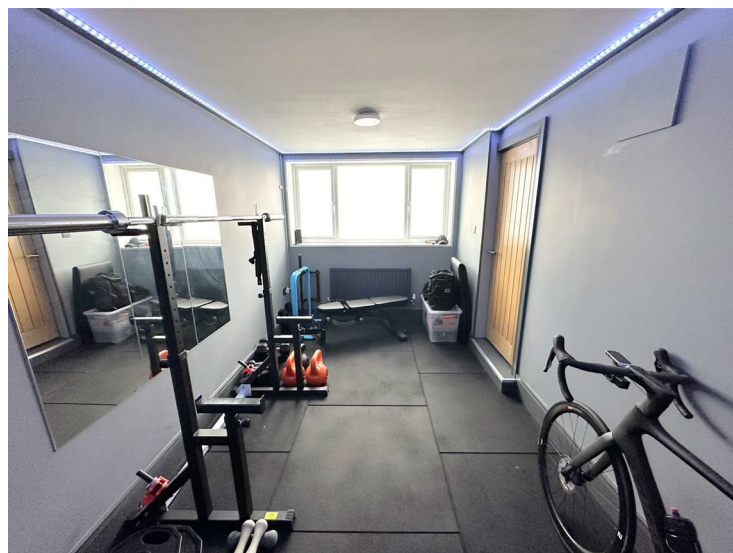
Entrance Hallway



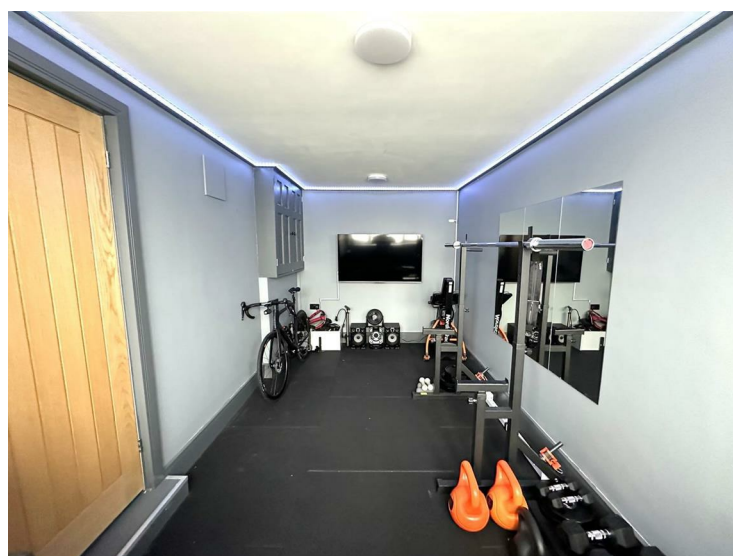
Approached by a door to front, incorporating stairs to the first floor.



Gym/Sitting Room 15'5" x 8'3" (4.707m x 2.524m)



Incorporating a double glazed window to front and a radiator.



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Lounge 14'3" x 12'9" max (4.356m x 3.901m max)



Incorporating a double glazed window to front, radiator, coving to the ceiling, french doors to the dining room and a feature fireplace with surround, inset and hearth.



Dining Room 16'0" x 7'7" (4.898m x 2.318m)



Incorporating a double glazed window to rear, double glazed french doors to rear, radiator, vinyl flooring, coving to the ceiling and an under stairs storage cupboard.



Dining Kitchen 8'5" x 19'4" (2.575m x 5.903m)



Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Integrated freezer, space for a fridge, plumbing for a washing machine and sink unit with mixer tap. Double glazed window to rear, stable style door to side, double glazed obscured window to side, log burner, vinyl flooring and coving to the ceiling.



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First Floor Landing



Incorporating a double glazed obscured window to side and loft access.





Bedroom One 16'0" max x 13'1" min x 10'11" (4.890m max x 3.990m min x 3.344m)



A double bedroom incorporating two double glazed windows to front, radiator and two built in storage cupboards.



Bedroom Two 11'11" x 9'10" (3.639m x 3.007m)



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



View From Bedroom Two



Shower Room 5'10" x 5'5" (1.803m x 1.654m)



Incorporating a modern three piece suite comprising of a shower cubicle with waterfall shower and shower attachment, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, heated towel rail, splash backs, vinyl flooring, panelled ceiling and inset ceiling lights.

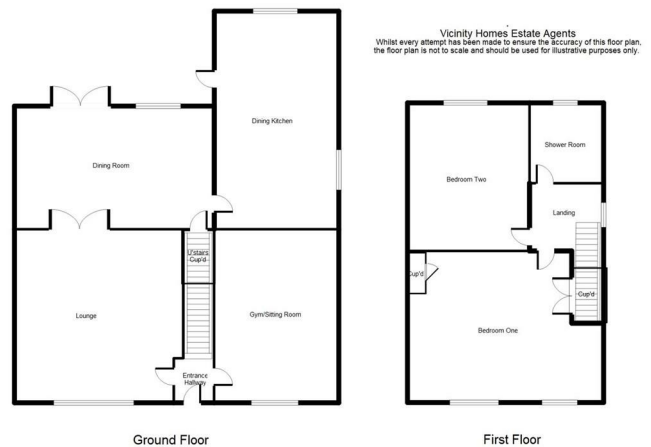
Outside



The property is approached by on site parking for two vehicles and a lawn area. To the rear of the property there is an enclosed garden with patio seating area, lawn area, flower and shrub beds, outside tap and gated access to the front and rear.



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/9149-2887-7297-9626-4465>

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 & 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.



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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.

