



31 Mayfield Avenue, Carlisle, Cumbria, CA1 3NB

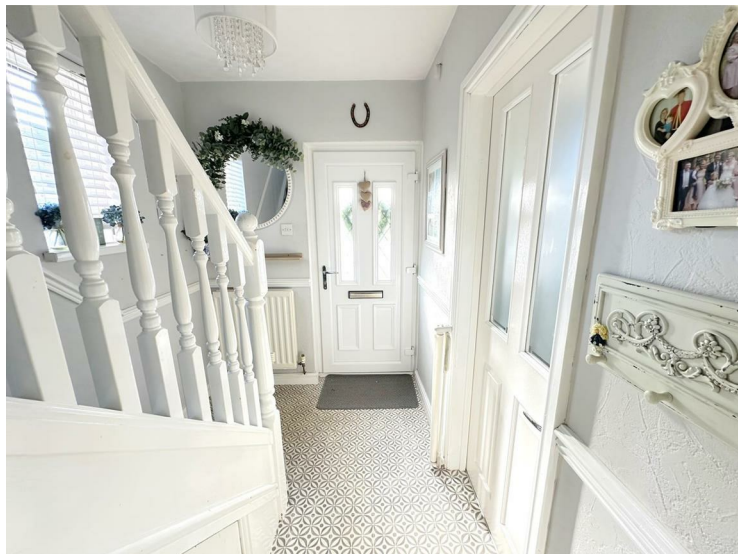
Offers over £140,000

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom link semi detached house situated within a popular residential area to the South East 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 City Centre and the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge, modern kitchen, utility room, cloakroom/WC and a dining room with double glazed french doors to the garden. To the first floor there are three bedrooms and a modern bathroom. The property also benefits from double glazing, central heating, block paved on site parking for two vehicles and a generous sized landscaped garden to rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a family.

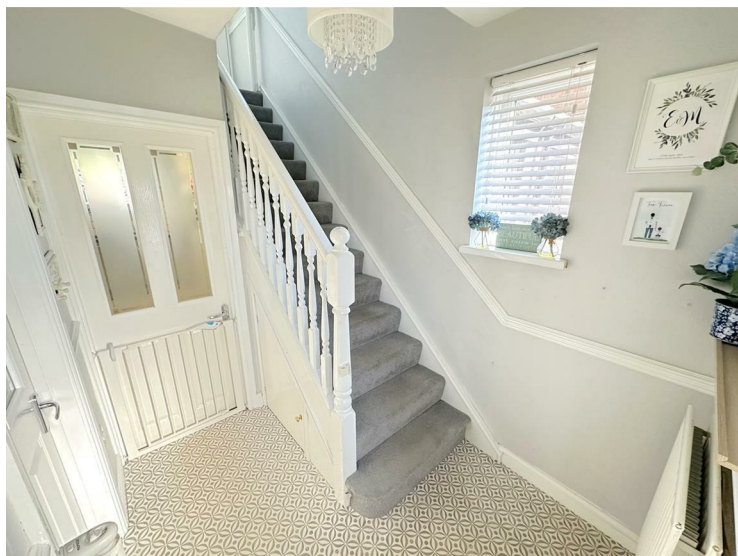
Directions

From Carlisle City Centre proceed South along London Road. Turn left onto Eastern Way and right onto Arnside Road. Turn right onto Mayfield Avenue. 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 double glazed window to side, radiator, under stairs storage cupboard and stairs to the first floor.



Kitchen 10'3" min x 8'3" (3.128m min x 2.534m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Sink unit with mixer tap, integrated dishwasher, tiled splash areas, double glazed window to rear, panelled ceiling, inset ceiling lights and built in storage cupboard.



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Utility Room 8'2" x 8'0" (2.504m x 2.445m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, plumbing for a washing machine, space for a tumble dryer and space for a fridge/freezer. Double glazed obscured window to front, door to rear, door to front and extractor fan.





Dining Room 11'10" x 10'7" (3.610m x 3.233m)



Cloakroom/WC 4'11" x 2'6" (1.500m x 0.784m)



Incorporating double glazed french doors to rear, radiator, laminate floor, coving to the ceiling and inset ceiling lights.



Incorporating a WC with wash hand basin, double glazed obscured window to rear and inset ceiling light.



Lounge 14'3" x 10'5" (4.365m x 3.184m)



Incorporating a double glazed window to front, radiator, inset ceiling lights, built in storage and a feature fireplace.



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First Floor Landing



Incorporating a double glazed obscured window to side and loft access with a pull down ladder. We have been informed the loft is boarded and has shelves.



Bedroom One 13'5" max x 10'6" (4.100m max x 3.223m)



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



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Bedroom Two 10'6" x 9'6" min (3.215m x 2.911m min)



A double bedroom incorporating a double glazed window to front, radiator and built in storage cupboard.



Bedroom Three 9'1" max x 7'4" max (2.793m max x 2.236m max)



Incorporating a double glazed window to front, radiator and built in storage cupboard.

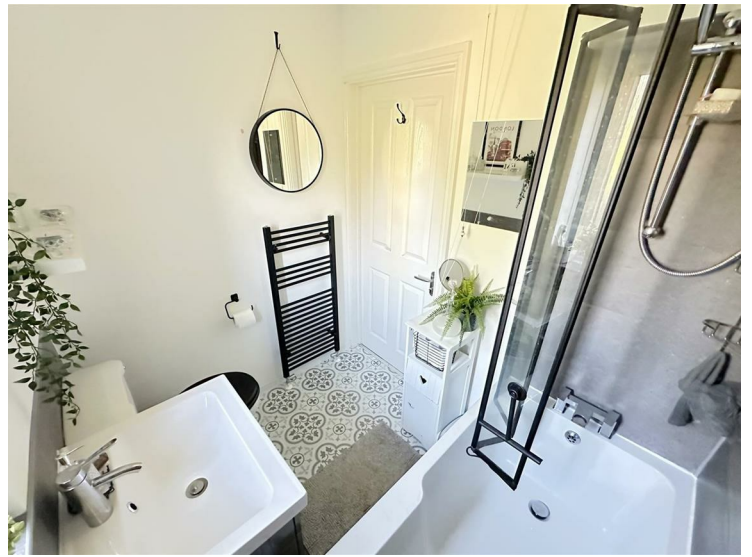


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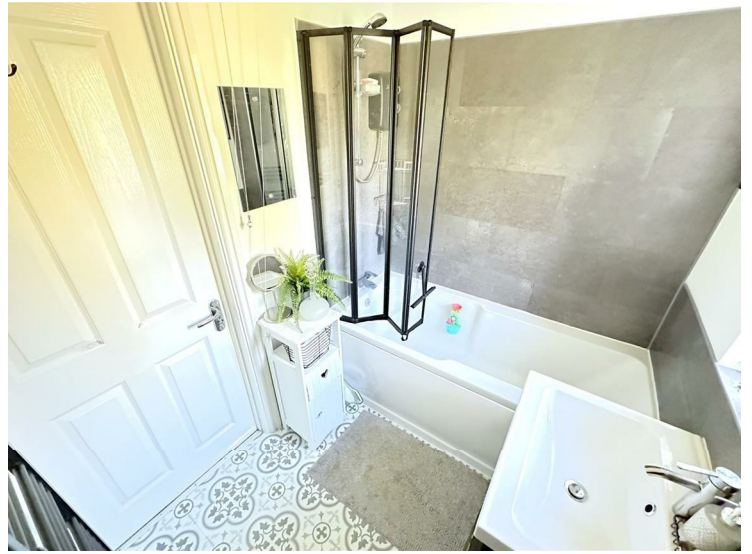
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Bathroom 6'9" x 5'5" (2.077m x 1.658m)



Incorporating a modern three piece suite comprising of a bath with shower over, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, heated towel rail, extractor fan, splash backs and vinyl flooring.

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Outside



The property is approached by block paved on site parking for approximately two vehicles. There is a shillied area and flower and shrub beds. To the rear of the property there is a generous sized enclosed garden with patio seating area, lawn area, shillied area, flower and shrub beds, outside power points and an outside tap.





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.



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EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/8360-6028-7870-6454-8222>

Council Tax

The property is in Council Tax Band A.

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.

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

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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.

