



34 Levens Drive, Carlisle, CA2 6JE

**Offers in the region of
£149,950**

Vicinity Homes are delighted to offer to the market this immaculately presented & modernised, two double bedroom semi detached house situated within a popular residential area to the West of Carlisle City Centre. The property is close to a range of local amenities, regular bus routes, popular Primary & Secondary Schools and has good access to the City Centre & the Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, modern kitchen, utility room and a dining lounge with double glazed patio doors to the rear garden. To the first floor there are two double bedrooms and a modern shower room. The property also benefits from double glazing, central heating, on site parking for approximately three vehicles and a generous sized garden to rear with lawn area, patio and timber decked seating area. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a first time buyer. The property is offered to the market with no onward chain!

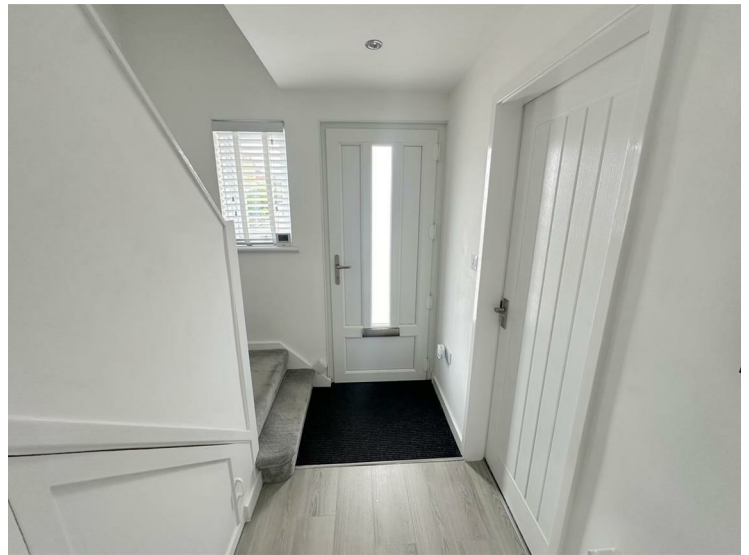
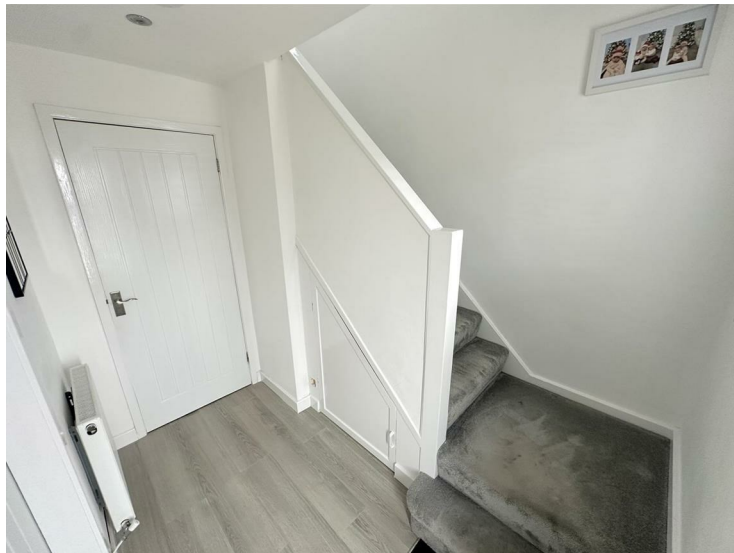
Directions

Proceed West along Dalston Road. Turn right onto Woodend Drive and left onto Levens Drive. 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 front, radiator, laminate floor, under stairs storage cupboard, inset ceiling lights and stairs to the first floor.



Kitchen 9'8" x 7'1" max (2.959m x 2.162m max)



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, breakfast bar, radiator and laminate floor. Inset ceiling lights, double glazed window to rear, panelled ceiling, under cupboard lights and a storage area.

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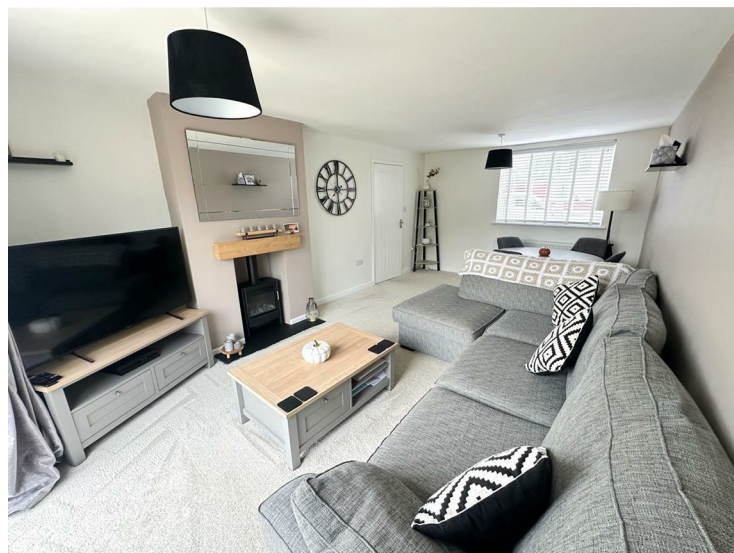
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Dining Lounge 18'7" x 11'1" (5.689m x 3.388m)



Utility Room 8'6" x 8'0" (2.610m x 2.459m)

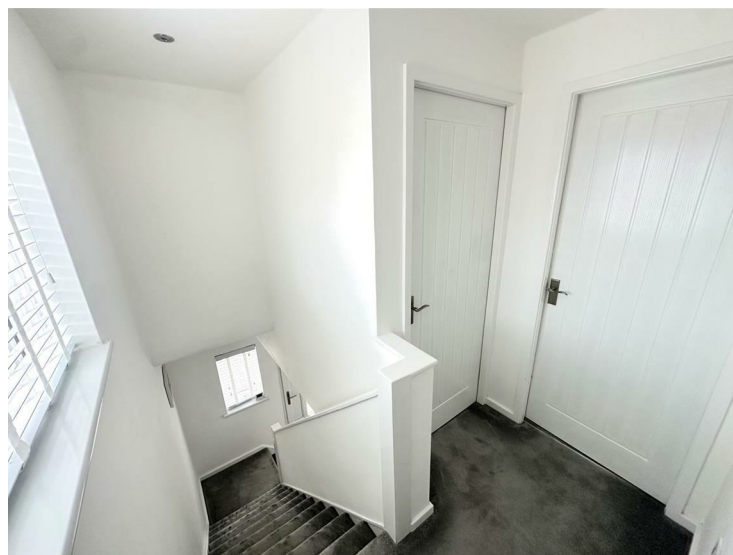


Incorporating a double glazed window to front, double glazed patio doors to rear, radiator and a feature fireplace.

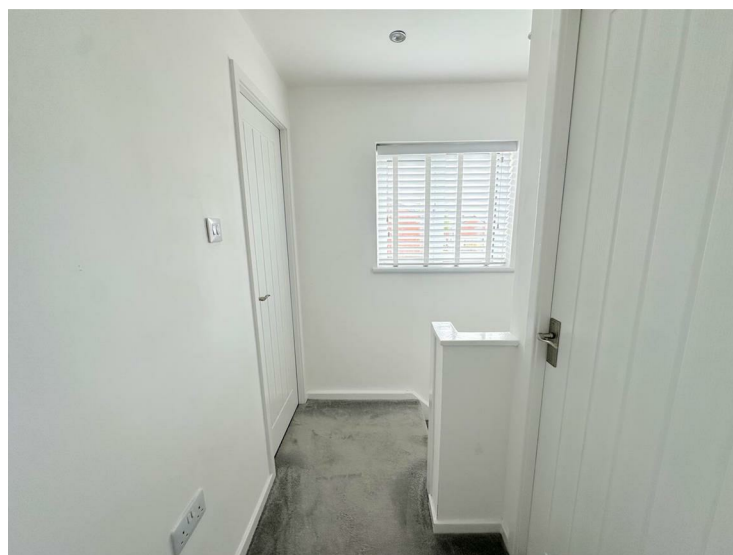


Incorporating a work surface, plumbing for a washing machine, space for a tumble dryer, space for a fridge/freezer, double glazed window to rear, door to rear, radiator and laminate floor.

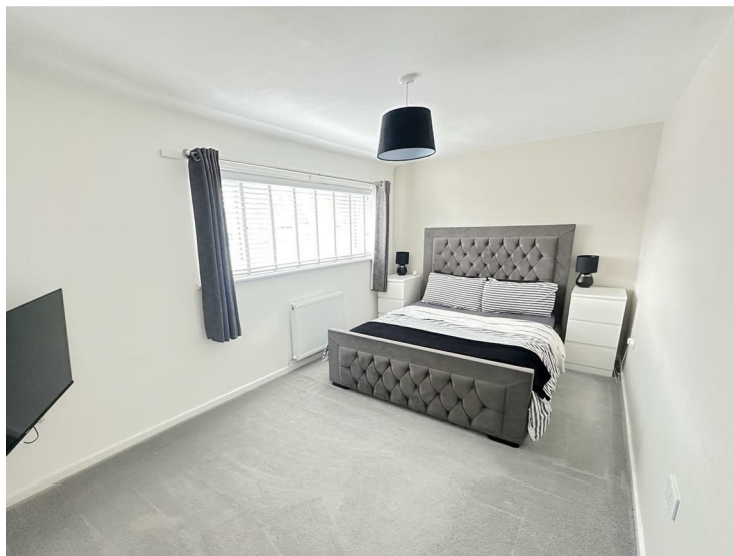
First Floor Landing



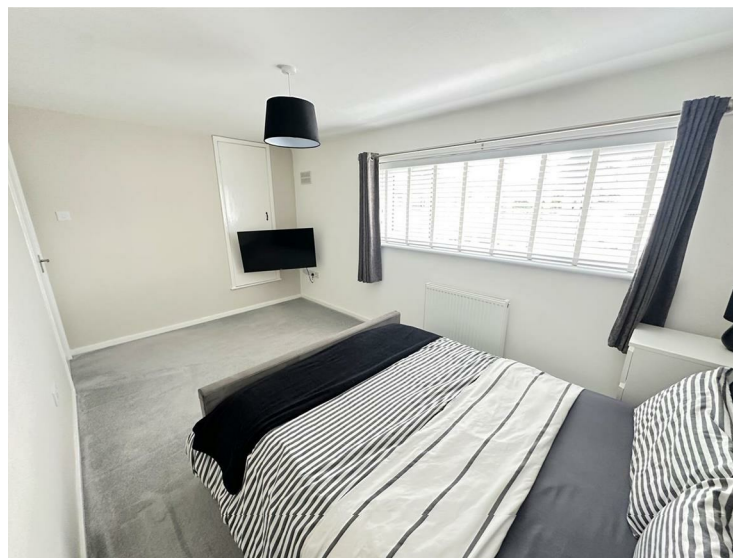
Incorporating a double glazed window to side, loft access and inset ceiling lights.



Bedroom One 15'1" x 8'11" (4.621m x 2.729m)



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



Bedroom Two 11'11" max x 9'1" min x 9'6" max (3.651m max x 2.788m min x 2.913m max)



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

Shower Room 9'3" x 5'5" (2.837m x 1.675m)



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

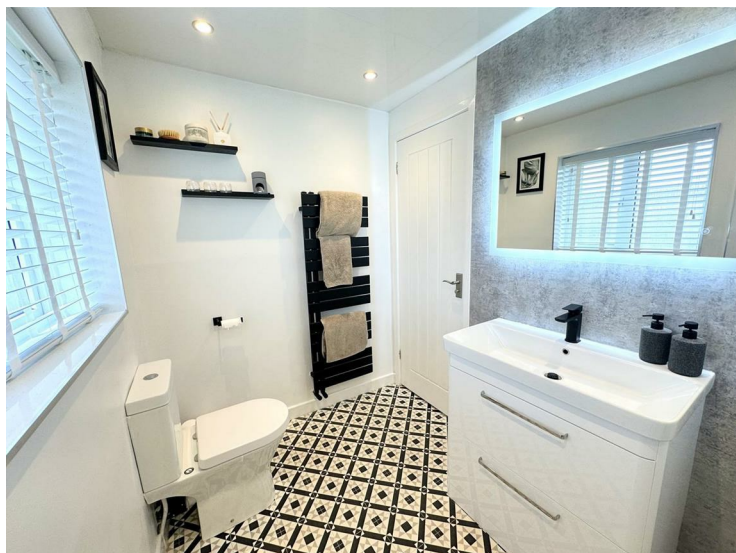


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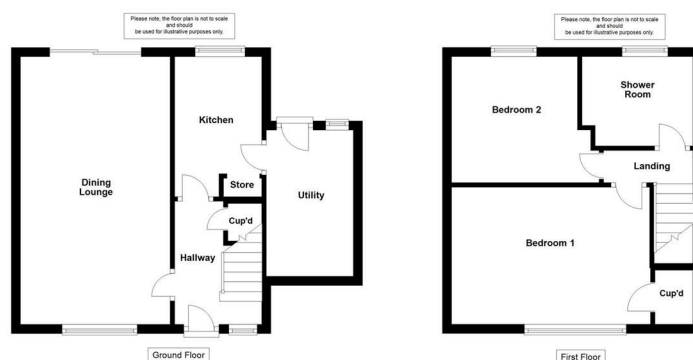


Outside



The property is approached by on site parking for approximately three vehicles. To the rear of the property there is a good sized garden with lawn area, patio seating area, timber decked seating area, outside tap, outside power point and gated access to the front.

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/2120-0028-0228-9107-1953>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band A.

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

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.

