



31 Farlam Drive, Carlisle, CA1 2XB

**Offers in the region of
£140,000**

Vicinity Homes are delighted to offer to the market this well presented and deceptively spacious, three bedroom mid link house situated within a popular residential area to the East of Carlisle City Centre. The property is close to a range of local amenities, regular bus routes, popular Primary & Secondary Schools and has excellent access to the City Centre & the M6 Motorway. The accommodation briefly comprises of an entrance vestibule, hallway, lounge and a dining kitchen with french doors to the rear garden. To the first floor there are three bedrooms and a bathroom. The property also benefits from double glazing, central heating and gardens to front & rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a first time buyer or a family.

Directions

Proceed East along Warwick Road. Turn right at the traffic lights onto Eastern Way. Turn right onto Durranshill Road and left at the round about. Continue on this road. Turn left onto Geltsdale Avenue and continue on this road. Turn left onto Farlam Drive. Follow the road, the property is situated on the left hand side and can be identified by our "For Sale" sign.

Entrance Vestibule

Approached by a door to front, built in storage cupboard and inset ceiling lights.

Hallway



Incorporating a radiator, under stairs storage area and stairs to the first floor.



Lounge 16'6" x 10'7" (5.042m x 3.234m)



Incorporating a double glazed window to front, radiator and inset ceiling lights.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk

Dining Kitchen 14'11" x 11'11" (4.556m x 3.654m)



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 and plumbing for a washing machine. Double glazed french doors to rear, double glazed window to rear, radiator and inset ceiling lights.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk

First Floor Landing



Incorporating loft access, built in storage cupboard and inset ceiling lights.

Bedroom One 11'10" to wardrobe front x 8'10" (3.611m to wardrobe front x 2.716m)



A double bedroom incorporating a double glazed window to rear, radiator, fitted wardrobe/storage and inset ceiling lights.

www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk

Bedroom Two 10'10" x 7'10" (3.306m x 2.389m)



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





Bedroom Three 9'0" x 7'5" (2.762m x 2.283m)



Bathroom 7'10" x 5'5" (2.402m x 1.662m)



Incorporating a double glazed window to front, radiator, laminate floor, fitted wardrobe/storage and inset ceiling lights.



Incorporating a three piece suite comprising of a bath with waterfall shower over & shower attachment, pedestal wash hand basin and WC. Two double glazed obscured windows to rear, radiator, tiled splash areas, panelled ceiling and inset ceiling lights.

www.vicinityhomes.co.uk

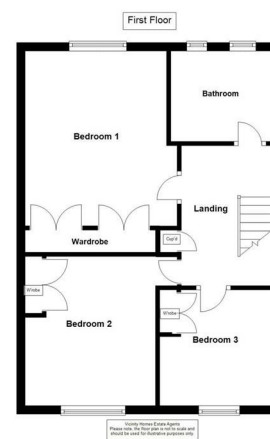
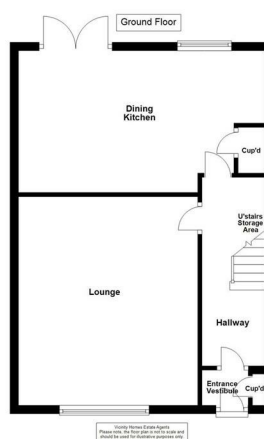
Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk



Floor Plan



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

EPC Band TBC

The EPC has been ordered. More information to follow.

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

Outside



The property is approached by a front garden with patio seating area and shillied area. To the rear of the property there is a good sized garden with patio seating area, raised lawn area and gated access to the rear.

www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk

valuation for your home. Please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk to arrange an appointment.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		