



## **188 GREENACRES, WETHERAL, CARLISLE**

**Rent £500 p/m    Deposit £500.00**

**Application Fee £120; other fees may apply**

RECENTLY MODERNISED First Floor flat in popular village of Wetheral benefitting from Central Heating and Double Glazing. The accommodation briefly comprises Entrance with stairs to the first floor, Living Room, Dining Kitchen, 2 Bedrooms and a Bathroom. Externally there is a lawned garden.

**NO PETS, NO SMOKING , NO DSS.**

**Full details of tenancy application fees and any other fees which may become payable during the tenancy can be obtained in branch or from [www.cumberlandestateagents.co.uk/letting](http://www.cumberlandestateagents.co.uk/letting)**

**38 Fisher Street, Carlisle, Cumbria, CA3 8RQ**

**Tel: 01228 403222**

**[www.cumberlandestateagents.co.uk](http://www.cumberlandestateagents.co.uk)**



#### DIRECTIONS

From Carlisle City Centre proceed east along Warwick Road to the M6 motorway Jct 43 taking the A69 towards Brampton. Proceed along this road turning right where sign posted for Wetheral. Proceed into the village and along Plains Road and take the second turning Right into Greenacres where the property can be found on the Left hand side.

#### ENTRANCE

##### Living Room

4.42m x 3.94m (14'6" x 12'11")

##### Dining Kitchen

2.97m x 2.67m (9'9" x 8'9")

##### Bedroom 1

3.38m x 3.35m (11'1" x 11')

##### Bedroom 2

3.02m x 2.54m (9'11" x 8'4")

##### Bathroom

1.96m x 1.85m (6'5" x 6'1")

#### OUTSIDE

#### LAWNED GARDEN

#### Estate Agents Act 1979

Please note - The landlord is a relative of an employee of Cumberland Building Society

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(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		
England, Scotland & Wales		EU Directive 2002/91/EC 

