



31 Granville Road, Carlisle, CA2 7AZ

**Offers in the region of
£90,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, two bedroom, mid terraced house situated within a popular residential area to the West of Carlisle City Centre. The property is close to a range of local amenities, The Cumberland Infirmary, regular bus route, popular Primary & Secondary Schools and has excellent access to the City Centre and the Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of a lounge, new kitchen, two bedrooms and a first floor shower room. The property also benefits from double glazing, central heating, front forecourt and a balcony with steps leading down to a good sized rear garden and a basement for storage. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a first time buyer or an investor. The property is offered to the market with no onward chain.

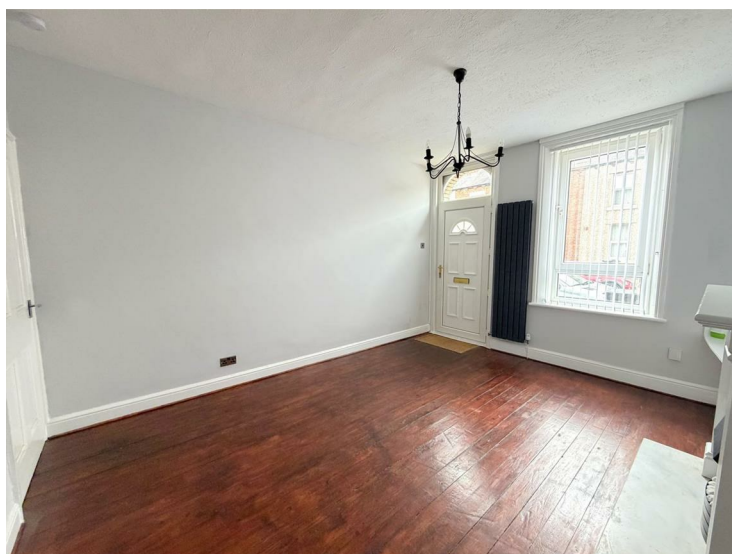
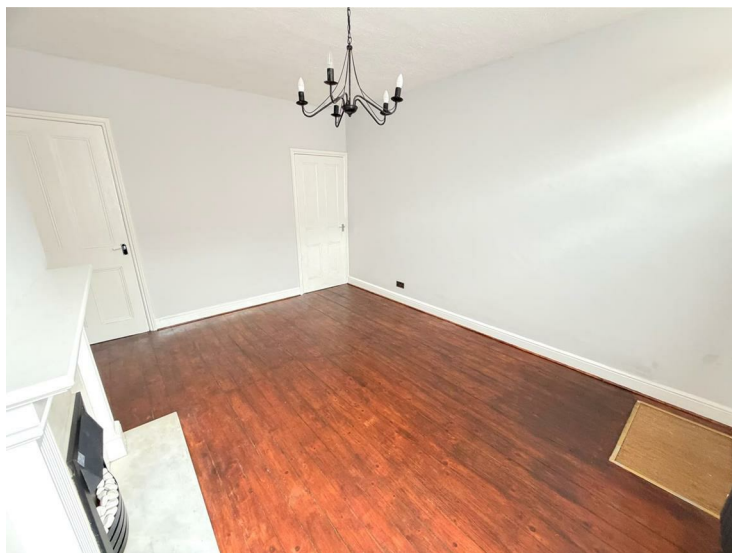
Directions

Proceed West along Castle Way and take the third exit at the round about onto Port Road then Newtown Road. Turn left onto Granville Road. The property is situated on the right hand side and can be identified by our "For Sale" sign.

Lounge 12'1" max x 10'6" min x 14'3" (3.705m max x 3.203m min x 4.353m)



Approached by a door to front, incorporating a double glazed window to front, radiator, exposed floor boards and a feature fireplace.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

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Kitchen 12'1" x 7'11" min (3.697m x 2.437m min)



Incorporating a range of newly fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Sink unit with mixer tap, plumbing for a washing machine and space for a fridge/freezer. Double glazed window to rear, radiator, door to rear and under stairs storage cupboard.



First floor Landing

Incorporating inset ceiling lights and loft access.

Bedroom One 14'3" x 12'2" max x 10'11" min (4.349m x 3.721m max x 3.334m min)



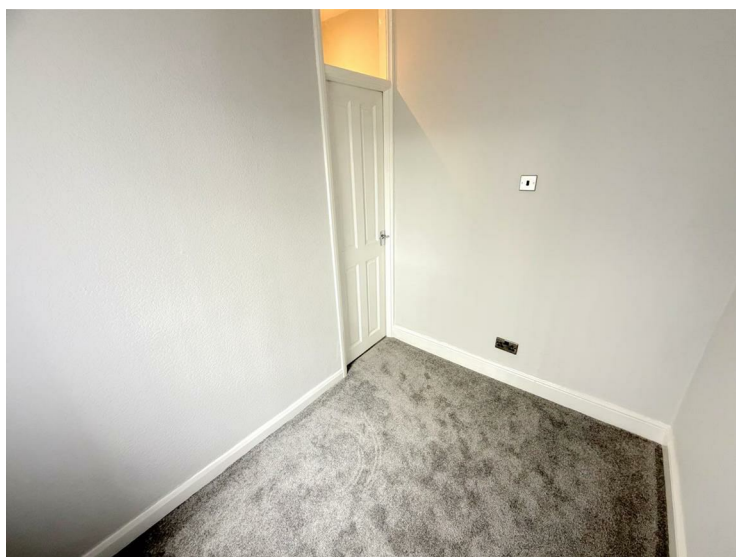
A double bedroom incorporating a double glazed window to front, radiator, built in storage cupboard and coving to the ceiling.



Bedroom Two 7'11" x 6'0" (2.430m x 1.849m)



Incorporating a double glazed window to rear and a radiator.



Shower Room 5'8" x 5'5" (1.732m x 1.659m)



Incorporating a three piece suite comprising of a shower cubicle, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, heated towel rail, tiled splash areas, splash boards, inset ceiling lights and extractor fan.



Outside



To the front of the house there is a front forecourt. The rear garden is accessed via a balcony from the kitchen with steps leading down to a good sized garden with a seating area, shillied area, flower & shrub beds and access into the basement for storage.



Basement 26'1" x 11'11" (7.952m x 3.640m)

Incorporating two double glazed windows to rear, boiler and lighting. This room can be used for storage.

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/2782-5174-2343-7011-5892>

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

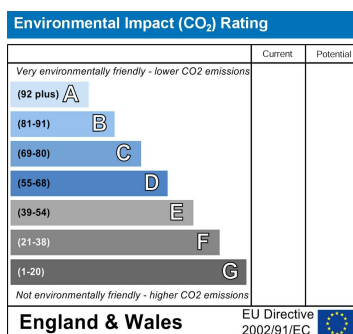
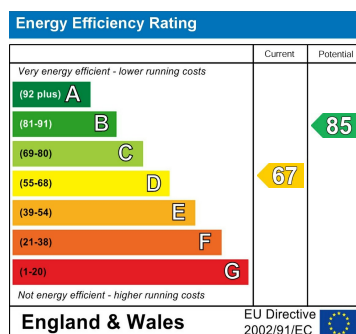
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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.



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