



18 Broadoaks Grange, Carlisle, CA1 2TA

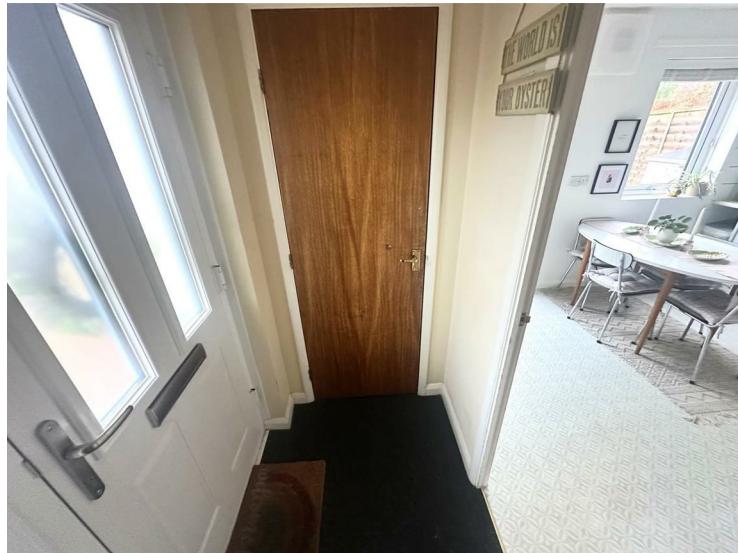
**Offers in the region of
£117,500**

Vicinity Homes are delighted to offer to the market this well presented and deceptively spacious, two double bedroom, bay fronted semi detached house situated on a generously sized corner plot within a popular residential development to the 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 vestibule, dining kitchen and a lounge with a bay window. To the first floor there are two double bedrooms and a bathroom. The property also benefits from double glazing, central heating, on site parking for two vehicles and gardens to front and side. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a buy to let investor. The property is offered to the market with no onward chain.

Directions

Proceed East along Warwick Road, turning Right onto Eastern Way. Turn right onto Durranhill Road and turn right at the round about onto Durranhill Road. Turn right onto Broadoaks Grange. The property is situated on the right hand side and can be identified by our "For Sale" sign.

Entrance Vestibule



Approached by a door to front, incorporating a built in storage cupboard.

Dining Kitchen 11'7" x 9'5" (3.545m x 2.891m)



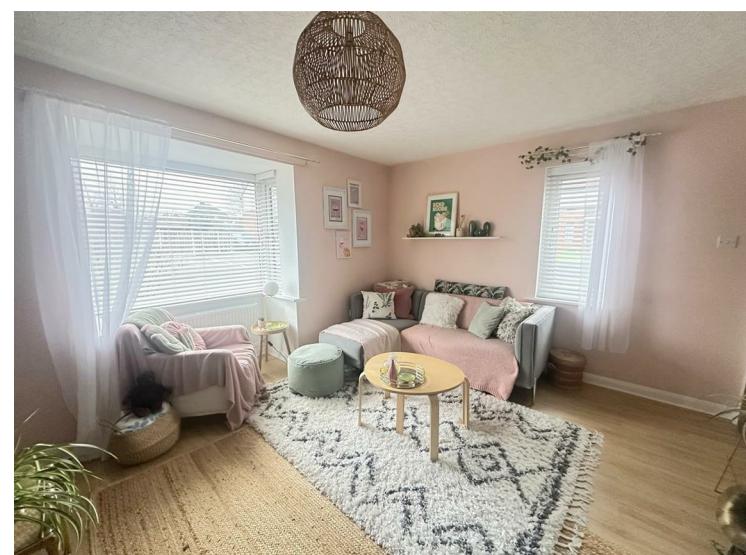
Incorporating a range of fitted wall and base units with complementary work surface over, oven point and sink unit. Tiled splash areas, space for a fridge/freezer, double glazed window to side, door to side, radiator and plumbing for a washing machine.



Lounge 15'1" max x 12'10" max (4.611m max x 3.925m max)



Incorporating a double glazed bay window to side, double glazed window to front, radiator and laminate floor.



First Floor Landing

Incorporating loft access.

[Bedroom One 13'6" max x 11'9" \(4.130m max x 3.598m\)](#)



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

[Bedroom Two 9'7" x 8'1" \(2.946m x 2.488m\)](#)



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



Bathroom 6'9" x 6'1" (2.067m x 1.856m)



Incorporating a three piece suite comprising of a bath with shower attachment, pedestal wash hand basin and WC. Double glazed obscured window to side, radiator, tiled splash areas and extractor fan.

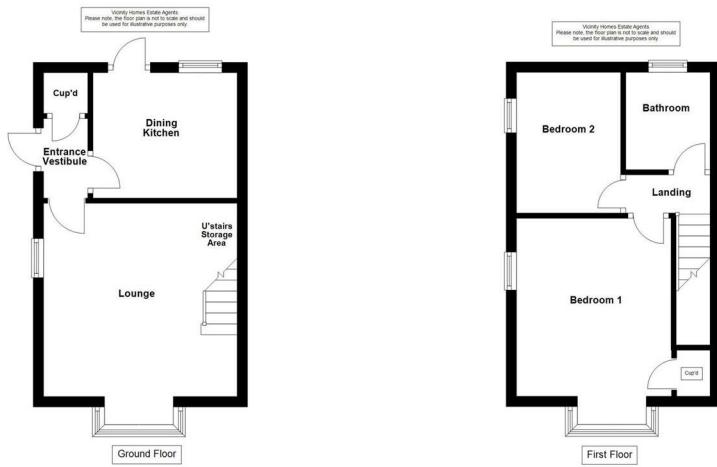
Outside



The property is approached by on site parking for two vehicles. There is also a shillied area to the front and side of the house. There is gated access to the enclosed side garden which has a patio seating area, shillied area and flower & shrub beds.



Floor Plan



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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 CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

Tenure

The property is Freehold.

EPC Band C

<https://find-energy-certificate.service.gov.uk/energy-certificate/0258-2886-6965-2020-8441>

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