



35 Belah Road, Carlisle, Cumbria, CA3 9RE

**Offers in the region of
£159,950**

Vicinity Homes are delighted to offer to the market this deceptively spacious and immaculately presented, two double bedroom semi detached house situated on a good sized plot within a popular residential area to the North 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 Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge, dining room and kitchen. To the first floor there are two double bedrooms, a spacious landing and a bathroom. The property also benefits from double glazing, central heating, on site parking, front garden and a generous sized rear garden. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers.

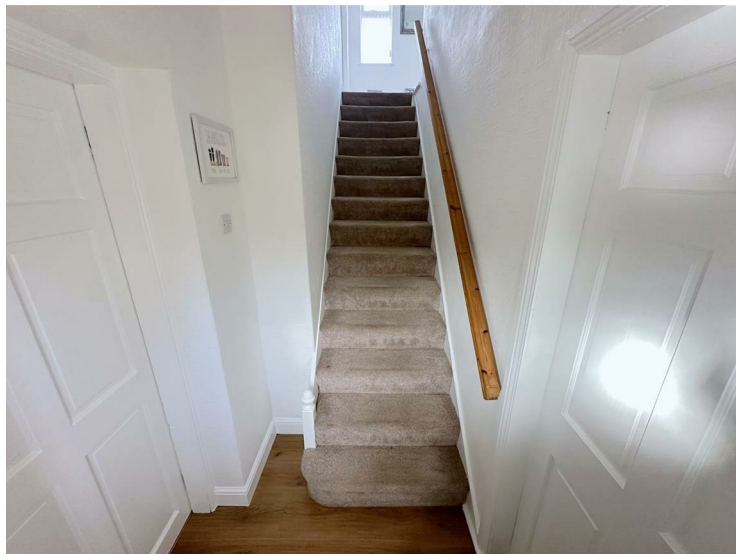
Directions

Proceed North up Stanwix Bank, staying in the left hand lane, turn left at the traffic lights onto Etterby Street. Continue on this street, passing Austin Friars School and turn right onto Belah Road. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Entrance Hallway



Approached by a door to front, incorporating laminate floor and stairs to the first floor.



Lounge 18'11" x 10'10" (5.770m x 3.317m)



Incorporating a double glazed window to front, double glazed window to rear, radiator, coving to the ceiling and a feature fireplace.



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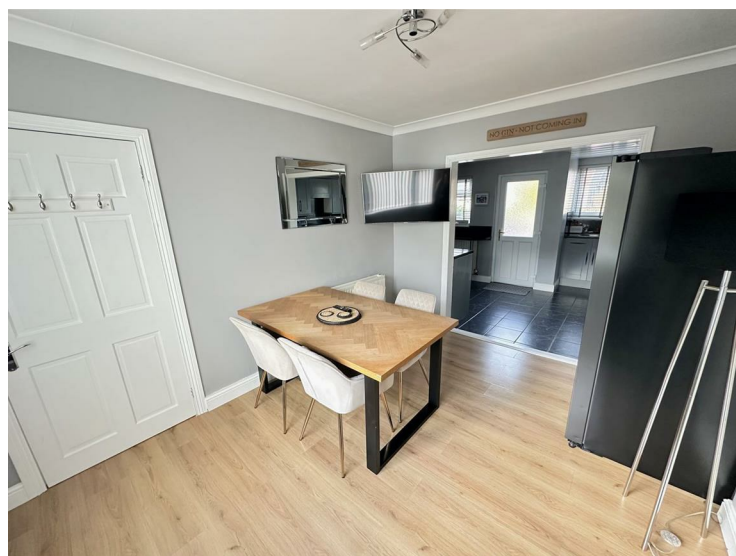
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Dining Room 12'0" x 9'11" (3.662m x 3.035m)



Incorporating a double glazed window to front, radiator, laminate floor and coving to the ceiling.

Kitchen 13'3" x 11'4" (4.055m x 3.455m)



Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Plumbing for a washing machine, 1.5 sink unit with mixer tap, breakfast bar, two double glazed windows to rear and a radiator. Door to rear, panelled ceiling, inset ceiling lights and tiled floor.



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First Floor Landing



Incorporating two double glazed windows to rear, loft access and a built in storage cupboard housing the boiler.



Bedroom One 13'11" x 10'10" max (4.257m x 3.327m max)



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



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Bedroom Two 14'3" max x 9'10" min x 11'11" (4.364m max x 3.020m min x 3.645m)



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



Bathroom 7'9" x 4'10" (2.367m x 1.486m)



Incorporating a modern three piece suite comprising of a bath with shower over, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, heated towel rail, tiled splash areas, panelled ceiling, inset ceiling lights, extractor fan and laminate floor.



Outside



The property is approached by on site parking for one vehicle and a shilled front garden. To the rear of the property there is a generous sized garden with timber decked seating area, lawn area, shillied area, outside tap and double gated access to the front of the house.



EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/0483-3956-9209-7415-4204>

Floor Plan



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

Council Tax

The property is in Council Tax Band A.

Tenure

The property is Freehold.

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.

