



**207 Green Lane, Belle Vue, Carlisle, CA2 7RA**

**Offers in the region of  
£230,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom semi detached house situated within a sought after residential area to the West 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 Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge, dining kitchen and garden room. To the first floor there are three bedrooms and a modern bathroom. The property also benefits from double glazing, central heating, on site parking, garden to front and rear garden with views over the park. Viewing is absolutely essential to full appreciate the accommodation on offer. An ideal purchase for a family. The property is offered to the market with no onward chain.

### Directions

Proceed West along Port Road and onto Newtown Road. Continue on this road heading to the outskirts of Carlisle onto Moorhouse Road. Turn left onto Criffel Road and right onto Green Lane. 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 a radiator, laminate floor and stairs to the first floor.

### Lounge 15'9" x 12'9" max (4.813m x 3.904m max)



Incorporating a double glazed window to front, radiator, laminate floor and feature fireplace with surround, inset and hearth.



[www.vicinityhomes.co.uk](http://www.vicinityhomes.co.uk)

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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**Dining Kitchen 16'0" x 10'7" (4.889m x 3.227m)**



Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob. Sink unit with mixer tap, tiled splash areas, integrated dishwasher, plumbing for a washing machine, integrated fridge and integrated freezer. Two double glazed windows to rear, radiator, laminate floor, inset ceiling lights and under stairs storage cupboard.



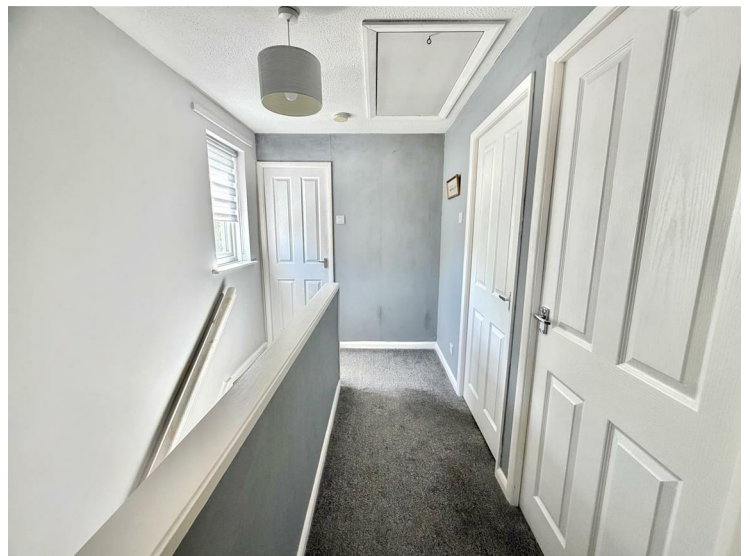
**Garden Room 12'5" x 8'5" (3.808m x 2.573m)**



Incorporating double glazed french doors to rear and laminate floor.



**First Floor Landing**



Incorporating a double glazed window to side and loft access with a pull down ladder.



**Bedroom One 15'0" x 9'0" (4.585m x 2.757m)**



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



**Bedroom Two 11'8" x 9'4" (3.575m x 2.870m)**

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

**Bedroom Three 11'0" max x 6'9" (3.354m max x 2.066m)**



Incorporating a double glazed window to front and a radiator.





**Bathroom 6'4" x 5'5" (1.937m x 1.653m)**

**Outside**



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, tiling to all walls, laminate floor, panelled ceiling and inset ceiling lights.

The property is approached by on site parking leading to the garage. There is also a lawn area with flower and shrub beds. To the rear of the property there is an enclosed garden with lawn area, patio seating area, outside tap, gated access to the front and gated access to the rear.

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### **Garage 17'0" x 9'2" (5.188m x 2.800m)**

Incorporating an up and over door, door to side, power and lighting.

### **Floor Plan**



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

### **EPC Band C**

<https://find-energy-certificate.service.gov.uk/energy-certificate/3200-7020-0522-7609-3563>

### **Tenure**

The property is Freehold.

### **Council Tax**

The property is in Council Tax Band B.

### **Viewings**

Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk).

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## 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

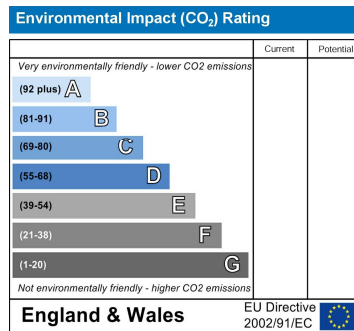
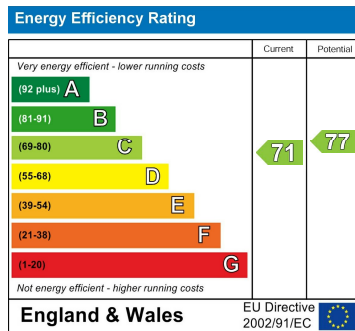
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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](mailto: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](mailto:sales@vicinityhomes.co.uk) to arrange an appointment.



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