



12 Hendersons Croft, Crosby-On-Eden, Carlisle, CA6 4QU

**Offers in the region of
£235,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom mid link house situated within a courtyard development in the sought after village location of Crosby-On-Eden. The village is approximately 5 miles North East of the City Centre, boasts a popular Primary School, Nursery, Public House and has excellent access towards Carlisle, the M6 Motorway and surrounding villages. The deceptively spacious accommodation briefly comprises of an entrance hallway, kitchen and a dining lounge. To the first floor there are three good sized bedrooms and a modern bathroom. The property also benefits from double glazing, electric heating, garage, front garden and a landscaped rear garden. Viewing is absolutely essential to fully appreciate the accommodation on offer.

Directions

Proceed East along the A689 towards Brampton. Turn right where sign posted for Crosby-On-Eden. Turn right onto Green Lane and right again onto Hendersons Croft. Take the road to the right hand side, the property is situated on the right.

Entrance Hallway



Approached by a door to front, incorporating an electric heater, laminate floor, coving to the ceiling and stairs to the first floor.



Kitchen 10'8" x 9'3" (3.264m x 2.831m)



Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Tiled splash areas, 1.5 sink unit with mixer tap, plumbing for a dishwasher and plumbing for a washing machine. Double glazed window to front, laminate floor, space for a fridge/freezer and inset ceiling lights.



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Dining Lounge 17'8" max x 18'0" max x 14'7" min (5.386m max x 5.511m max x 4.457m min)

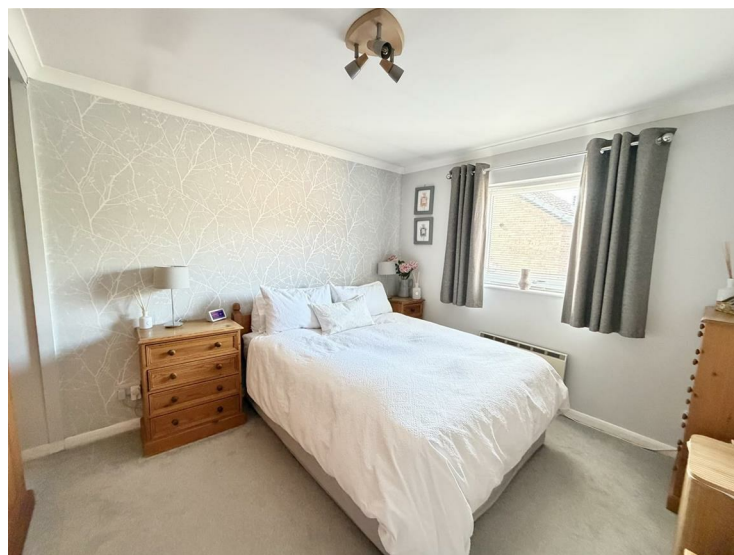


Incorporating a double glazed window to rear, door to rear, two electric heaters, under stairs storage cupboard and coving to the ceiling.

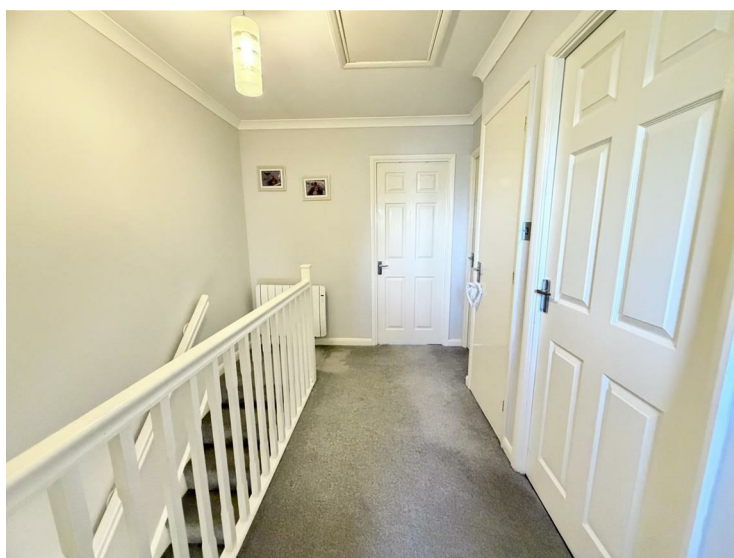




Bedroom One 12'10" x 10'2" (3.912m x 3.119m)



First Floor Landing



A double bedroom incorporating a double glazed window to front, electric heater and coving to the ceiling.



Incorporating a built in storage cupboard, electric heater, coving to the ceiling and loft access with a pull down ladder.

Bedroom Two 11'6" x 8'8" (3.520m x 2.663m)



A double bedroom incorporating a double glazed window to rear, electric heater and coving to the ceiling.

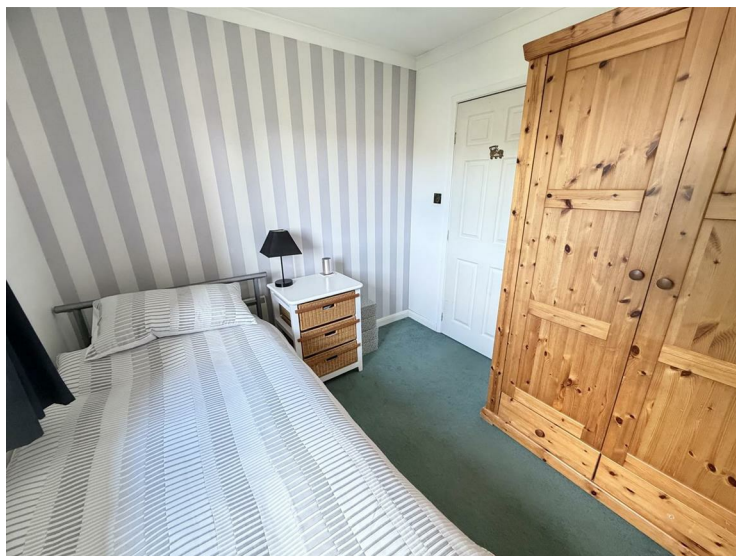


Bedroom Three 8'8" x 8'6" (2.651m x 2.593m)



Incorporating a double glazed window to rear, electric heater and coving to the ceiling.





Bathroom 7'1" x 5'4" (2.178m x 1.641m)

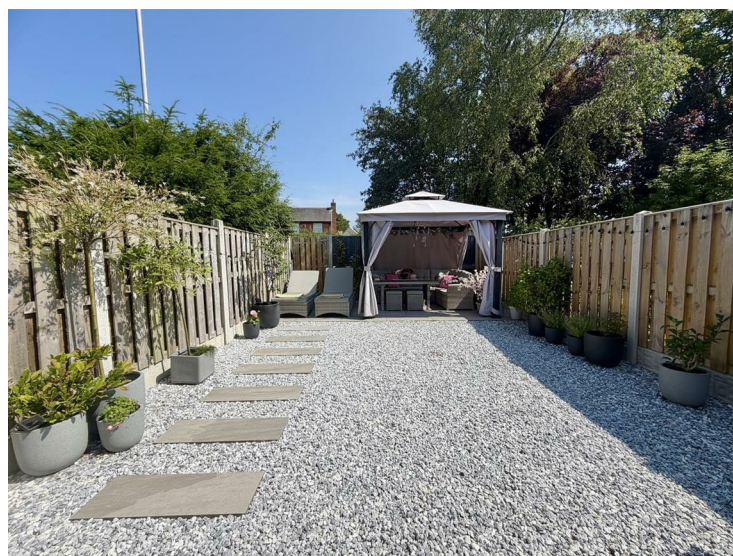


Incorporating a modern three piece comprising of a bath with mixer tap and shower over, wash hand basin set to vanity unit and WC. Double glazed obscured window to front, laminate floor, inset ceiling lights, coving to the ceiling and extractor fan.

Outside



The property is approached by a front garden with shillied areas. There is also a garage belonging to the property and courtyard parking for the properties. To the rear of the property there is an enclosed landscaped garden with patio seating area, shillied areas and gated access to the rear.



Garage 14'11" x 8'3" (4.560m x 2.519m)



Incorporating an up and over door, power, lighting and a tap.

Floor Plan



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

EPC Band E

<https://find-energy-certificate.service.gov.uk/energy-certificate/2120-0088-0261-6104-1663>

Council Tax

The property is in Council Tax Band C.

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.

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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.

