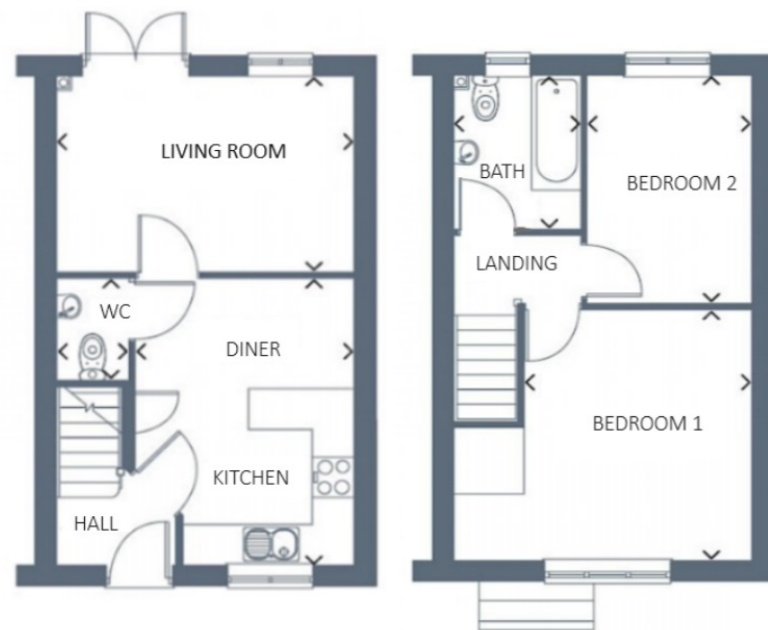
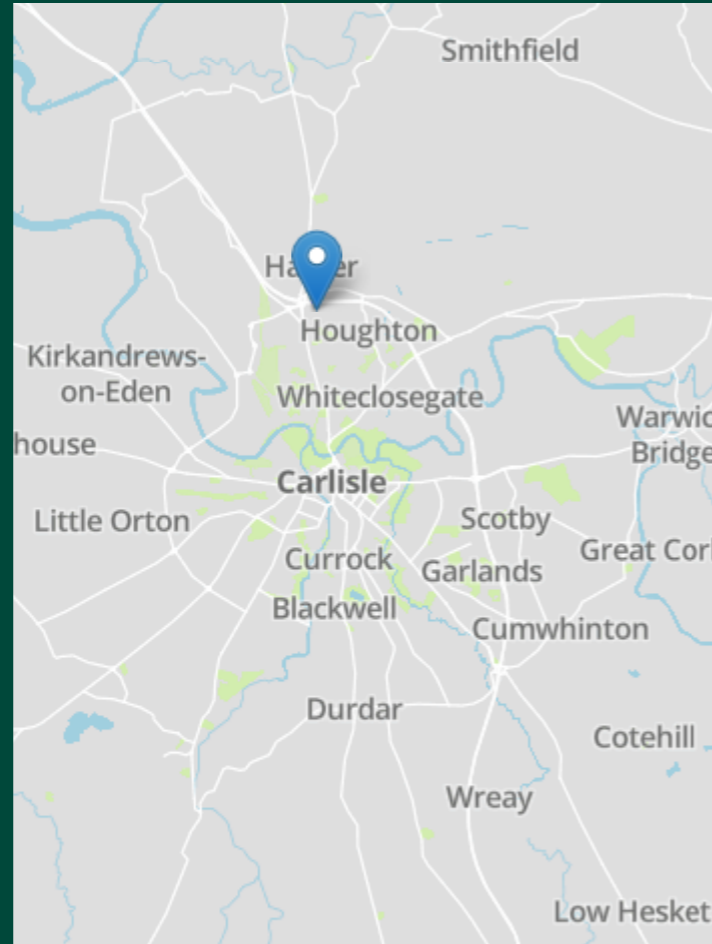


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



7 Oswine Place, Carlisle, CA3 0FZ

- 3 year old property, still within 10-Year NHBC Warranty and Insurance
- Fantastic location in sought after modern development
- Superb west facing patio and garden to the rear, perfect for those long summer nights!
- Driveway parking for 2 cars
- Tenure - Freehold
- Council Tax - Band B
- EPC - B

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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LOCATION

Oswine Place is part of the popular new Greymoor Meadows development, it a great choice for first time buyers and families alike, located to the north of the city of Carlisle. It has excellent road links and easy access to the M6, plus it is handily placed for public transport services into the city.

PROPERTY DESCRIPTION

Welcome to 7 Oswine Place, an almost new Gleeson home, this is 'The Boston' type and this fantastic home is offering exceptional value for money, as a brand new one like this on the same development is available for £164,995.

The perfect starter home, boasting a spacious living room with French doors opening out to the rear garden, which benefits from being laid to lawn, privately fenced in and securely gated from the front and has a wonderful wrap around patio area, perfect for entertaining. This is saving you time and money as all these garden benefits are optional extras to pay for if you are buying brand new!

There is a contemporary kitchen-diner to the front of the house, just off the hallway, plus a ground floor cloakroom WC, and understairs storage. Upstairs you'll find two double bedrooms and a modern family bathroom.

So, the question is, why would you not choose ever so slightly second hand over new? One final bonus that may well be the deal clincher, as this area of the Greymoor Meadows development is now complete the road has been finished and surfaced, so no raised ironworks in the road to drive around and avoid!

GROUND FLOOR

Entrance

Front door leading into hallway with stairs to first floor, radiator and door into dining kitchen.

Dining Kitchen

4.17m x 3.02m (13' 8" x 9' 11")

With double glazed window to the front aspect, large understairs storage cupboard, radiator, doors off to the W.C. and lounge.

The kitchen area is fitted with a range of modern wall and base units with laminated worktops, stainless steel sink and drainer unit, integrated electric oven, four-ring gas hob with integrated canopy extractor over, space and plumbing for washing machine, space for free-standing fridge freezer.

At the dining end of the room there is space for a dining table and chairs.

W.C.

1.48m x 0.96m (4' 10" x 3' 2")

With wall mounted wash-hand basin, W.C. and radiator.

Lounge

4.11m x 2.84m (13' 6" x 9' 4")

Double glazed window to the rear aspect, French doors out to the rear garden, radiator.

FIRST FLOOR

Landing

With loft access hatch, radiator and doors off to:

Bathroom

2.24m x 1.87m (7' 4" x 6' 2")

Double glazed window to the rear elevation, bath with shower over, W.C., pedestal wash-hand basin and extractor fan.

Bedroom 1

4.09m x 3.68m (13' 5" x 12' 1")

Double bedroom with double glazed window to the front elevation, radiator.

Bedroom 2

3.36m x 2.16m (11' 0" x 7' 1")

Double bedroom with double glazed window to the rear elevation, radiator.

EXTERNALLY

Garden and Parking

Externally, the property has a lawned garden to the front with a two-car driveway with secure gated access around to the rear with large wrap-around patio area, lawn and garden shed.

ADDITIONAL INFORMATION

Referrals and Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Carlisle office, 01228 558 666.

Directions: 7 Oswine Place can be located with the postcode CA3 0FZ and identified by a PFK For Sale board. Alternatively by using What3Words: //eyeliner.salads.salt

