



**9 Adelphi Terrace, Carlisle, Cumbria, CA2 4BE**

**Offers over £110,000**

Vicinity Homes are delighted to offer to the market this spacious, three bedroom mid terrace house situated within a popular residential area to the South of Carlisle City Centre. The property is close to a range of local amenities, regular bus route and has excellent access to the City Centre. The accommodation briefly comprises of an entrance hallway, lounge, dining kitchen, rear hallway and a bathroom. To the first floor there are three bedrooms. The property also benefits from double glazing, central heating, front forecourt and rear enclosed garden with an out building and double gated access to the rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or buy to let investors. The property is offered to the market with no onward chain.

### Directions

From Carlisle City Centre proceed South along St James Street and continue straight ahead onto Currock Street. At the second round about take the second exit onto Currock Road. Turn right onto Adelphi Terrace. 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 coving to the ceiling and stairs to the first floor.

### Lounge 11'10" x 13'9" (3.608m x 4.209m)



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



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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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**Dining Kitchen 15'4" x 9'2" (4.695m x 2.802m)**



Incorporating a range of fitted wall and base units with complementary work surface over, oven point and cooker hood over. Tiled splash areas, 1.5 sink unit with mixer tap, integrated fridge, integrated freezer and integrated microwave. Double glazed window to rear, radiator, inset ceiling lights, coving to the ceiling and under stairs cupboard.



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**Rear Hallway/Utility Area 6'6" x 4'9" (1.995m x 1.451m)**

Incorporating plumbing for a washing machine, door to side and loft access.

**Bathroom 9'5" x 6'5" (2.886m x 1.970m)**



Incorporating a three piece suite comprising of a bath with shower attachment, pedestal wash hand basin and WC. Double glazed obscured window to side, heated towel rail, tiled splash areas, extractor fan, paneled ceiling and inset ceiling lights.



**First Floor Landing**

Incorporating coving to the ceiling.

**Bedroom One 10'6" x 11'8" max (3.221m x 3.572m max)**



A double bedroom incorporating a double glazed window to front, radiator, fitted wardrobe/storage, inset ceiling lights and coving to the ceiling.

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**Bedroom Two 12'7" x 7'6" max (3.843m x 2.303m max)**



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





**Bedroom Three 7'5" x 9'3" (2.285m x 2.832m)**

**Outside**



Incorporating a double glazed window to rear and a radiator.

The property is approached by a front forecourt. To the rear of the property there is an enclosed garden with shilled area, flower and shrub beds, out building, outside tap and double gated access to the rear.



## Floor Plan



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

## EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/8200-2903-2329-6297-4753>

## 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).

## Referral Fees

We routinely refer potential purchasers to Mortgage Advisers - Pollard Scott & Co. It is your decision whether you choose to deal with Pollard Scott & Co. In making that decision, you should know that we will receive commission from Pollard Scott & Co worth approximately £200 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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