



52 Moor Park Avenue, Carlisle, Cumbria, CA2 7LZ

Offers over £160,000

Vicinity Homes are delighted to offer to the market this well presented, two double bedroom semi detached house situated within a popular residential area to the West of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, 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, modern dining kitchen and a sun room. To the first floor there are two double bedrooms and a bathroom. The property also benefits from double glazing, central heating, on site parking for two/three vehicles and a good sized garden to rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyer.

Directions

From Carlisle City Centre proceed West along Castle Way and take the third exit on the round about onto Port Road and Newtown Road. Continue on this road heading West on Moorhouse Road. Turn right onto Moor Park Avenue. The property is situated on the right hand side and can be identified by our "For Sale" sign.

Entrance Hallway



Approached by a door to front, incorporating a radiator, under stairs storage area, laminate floor and stairs to the first floor.



Dining Kitchen 17'4" x 7'11" (5.284m x 2.415m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, oven point and cooker hood over. Sink unit with instant hot water tap, plumbing for a washing machine, plumbing for a dishwasher and space for a fridge/freezer. Double glazed window to rear, door to side, laminate floor, inset ceiling lights and door to sun room.



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Lounge 10'10" x 11'9" (3.315m x 3.603m)



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

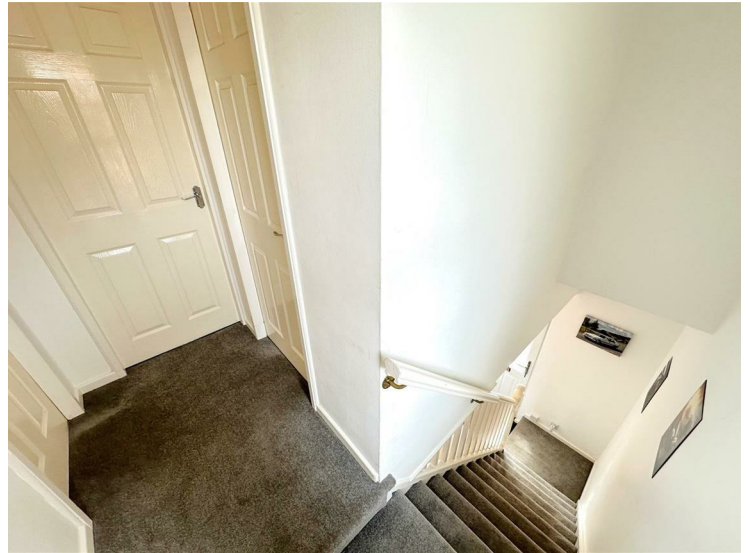


Sun Room 10'2" x 7'2" (3.107m x 2.189m)



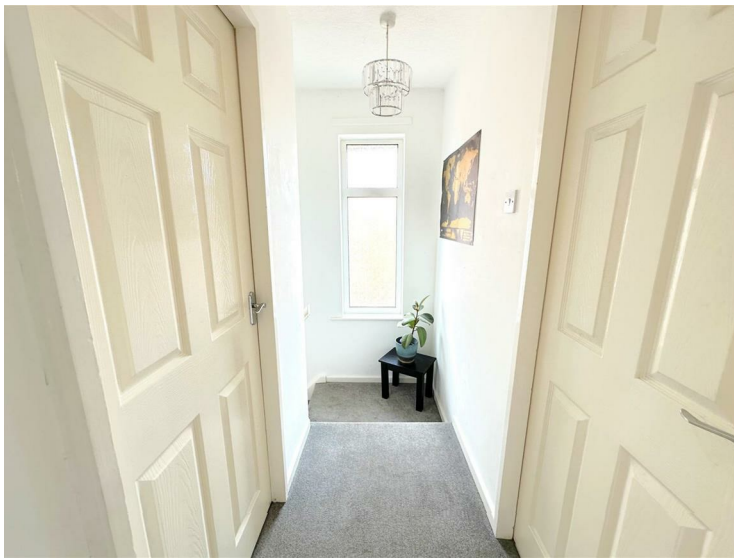
Incorporating a door to side and laminate floor.

First Floor Landing



Incorporating a double glazed window to side.





Bedroom One 12'4" x 9'2" (3.760m x 2.810m)



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



Bedroom Two 10'9" x 9'1" (3.289m x 2.778m)



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



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Bathroom 7'10" x 7'3" (2.394m x 2.227m)



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



Outside



The property is approached by on site parking for approximately two/three vehicles and a shillied area. To the rear of the property there is a good sized enclosed garden with lawn area, patio seating area, outside tap and gated access to the front.



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Floor Plan



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

EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/6832-7922-9100-0259-3222>

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.

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.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	84

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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