



48A Blackwell Road, Carlisle, CA2 4EQ

**Offers in the region of
£99,995**

Vicinity Homes are delighted to offer to the market this immaculately presented, two double bedroom mid link house situated within a popular residential area within a short walking distance to the City Centre. The property is close to a range of local amenities, regular bus routes, popular Primary & Secondary Schools and has good access to the City Centre and the M6 Motorway. The accommodation briefly comprises of an entrance vestibule, dining lounge and a kitchen. To the first floor there are two double bedrooms and a bathroom. The property also benefits from double glazing, central heating, alarm system, block paved parking space and a garden to rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers! The property is offered to the market with no onward chain.

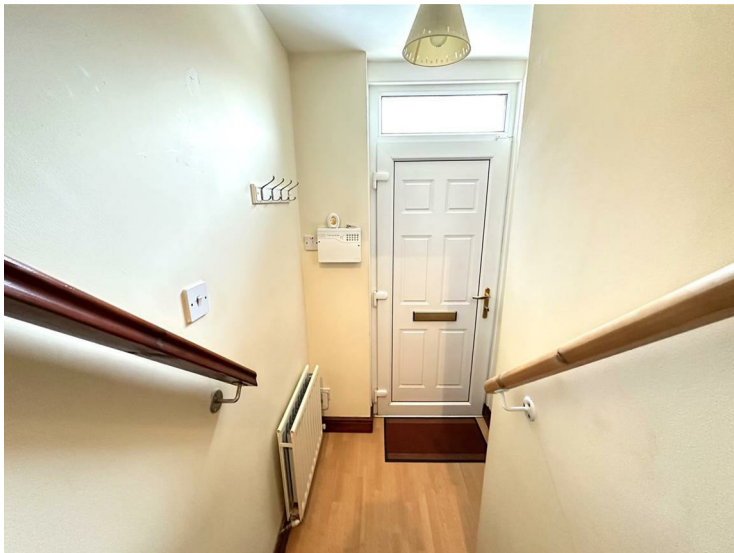
Directions

Proceed South along St Nicholas Street and onto Blackwell Road. Continue straight ahead at the round about. The property is situated on the right hand side and can be identified by our "For Sale" sign.

Entrance Vestibule



Approached by a door to front, incorporating a radiator and laminate floor.



Dining Lounge 24'2" x 10'7" max x 7'0" (7.387m x 3.245m max x 2.137m)



Incorporating a double glazed window to front, double glazed window to rear, two radiators, coving to the ceiling and a feature fireplace with surround, inset and hearth.



www.vicinityhomes.co.uk

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Kitchen 11'8" x 6'5" (3.567m x 1.976m)



Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Sink unit, tiled splash areas, double glazed window to rear, door to rear, radiator, under stairs storage cupboard, space for a fridge/freezer and plumbing for a washing machine.



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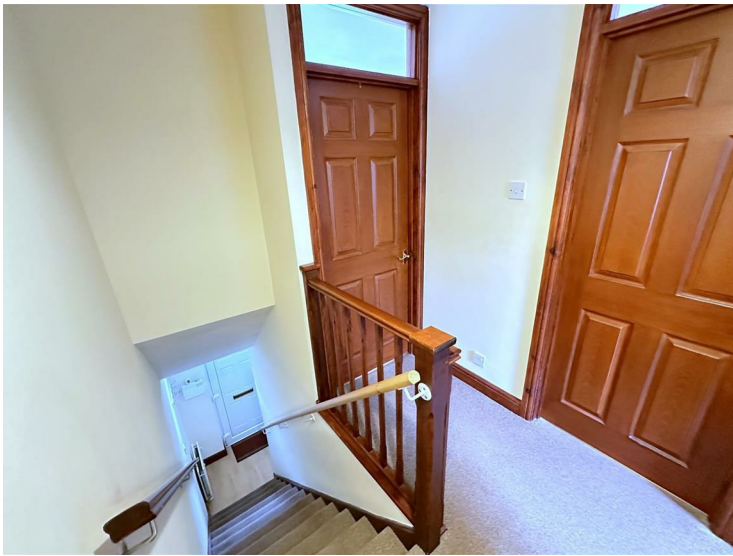
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First Floor Landing



Incorporating loft access and a built in storage cupboard.



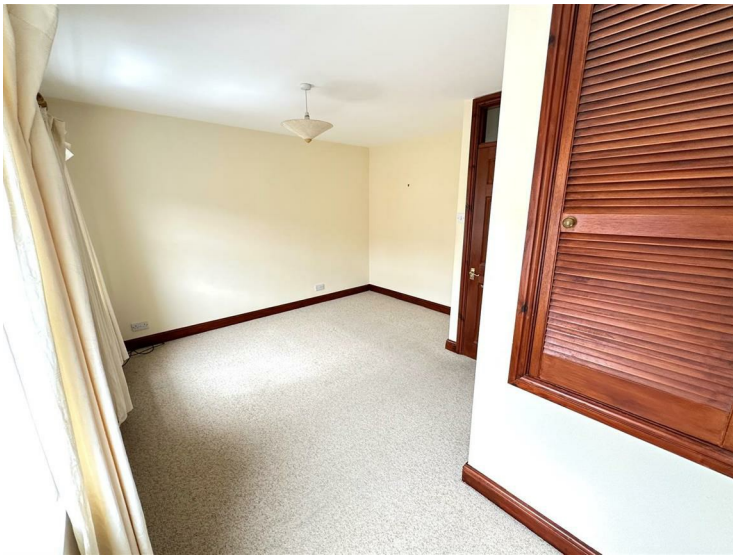
Bedroom One 12'2" max x 10'8" min x 13'11" max (3.724m max x 3.268m min x 4.246m max)



A double bedroom incorporating two double glazed windows to front, radiator and built in storage cupboard.

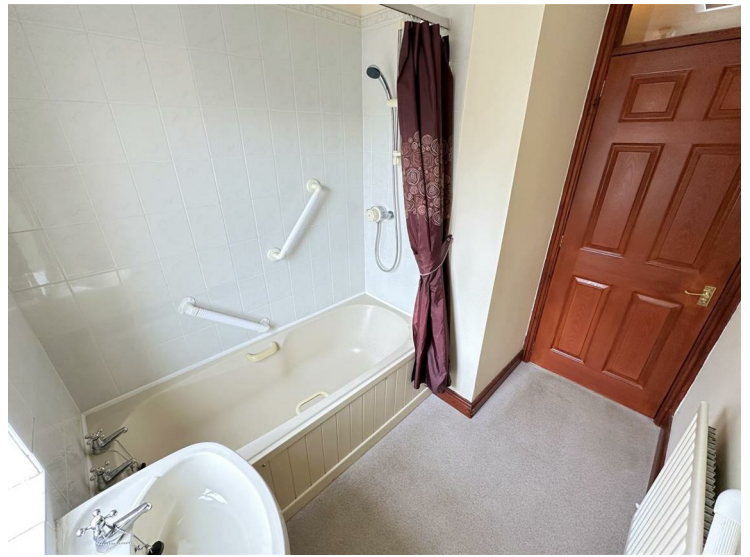
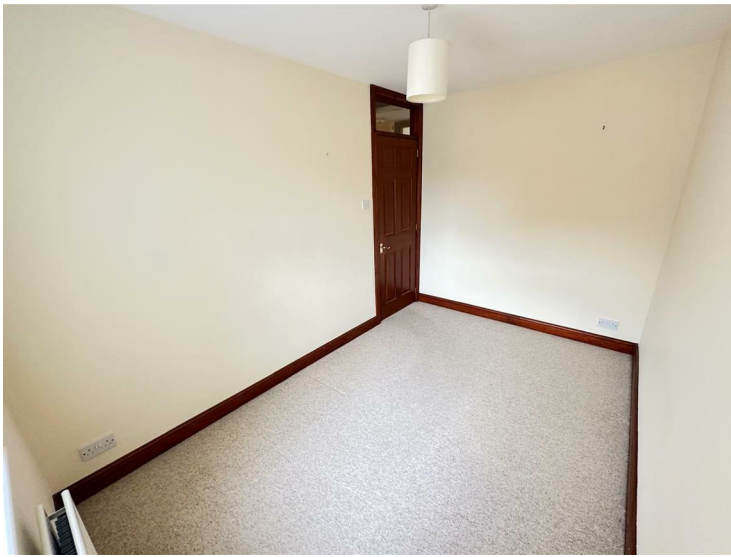


Bedroom Two 11'8" x 7'6" (3.567m x 2.287m)



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





Bathroom 8'0" max x 5'5" min x 6'1" (2.456m max x 1.671m min x 1.862m)



Incorporating a three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Double glazed obscured window to rear, tiled splash areas, extractor fan and a radiator.

Outside



To the rear of the property there is an enclosed paved garden with gated access to the rear. There is also a block paved parking space for one vehicle.

Floor Plan



Vicinity Homes Estate Agents
Whilst every attempt has been made to ensure the accuracy of this floor plan, the floor plan is not to scale and should be used for illustrative purposes only.



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EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/0370-2458-6480-2094-1171>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band A.

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

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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.

