



**23 Moor Park Avenue, Carlisle, CA2 7LZ**

**Offers over £160,000**

Vicinity Homes are delighted to offer to the market this spacious three bedroom semi detached house situated on a generous sized plot within a sought after 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 City Centre and the Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, dining lounge with patio doors, kitchen, garden room and a WC. To the first floor there are three good sized bedrooms and a bathroom. The property also benefits from double glazing, central heating, on site parking for several vehicles and gardens to front and rear. Viewing is absolutely essential to appreciate the size of accommodation on offer. An ideal purchase for a first time buyer or a family! The property is offered to the market with no onward chain.



### Directions

Proceed West along Newtown Road and onto Moorhouse Road. Turn right onto Moor Park Avenue and continue on this road. 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 a radiator, under stairs storage cupboard and stairs to the first floor.



### Dining Lounge 21'10" x 11'7" (6.676m x 3.543m)



Incorporating a double glazed bow window to front, double glazed patio doors to rear and a radiator.



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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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Kitchen 11'4" x 7'8" (3.461m x 2.349m)



Incorporating a range of fitted wall and base units with complementary work surface over, oven point and tiled splash areas. Sink unit with mixer tap, plumbing for a washing machine, double glazed window to side, radiator and built in storage cupboard.





**Garden Room & Side Hallway 17'8" max x 12'0" min x 7'7" max (5.401m max x 3.682m min x 2.335m max)**



Incorporating double glazed window to rear and a door to side.



**WC 6'0" x 5'0" (1.830m x 1.530m)**

Incorporating a WC, two taps, double glazed obscured window to rear, power and lighting.

**First Floor Landing**



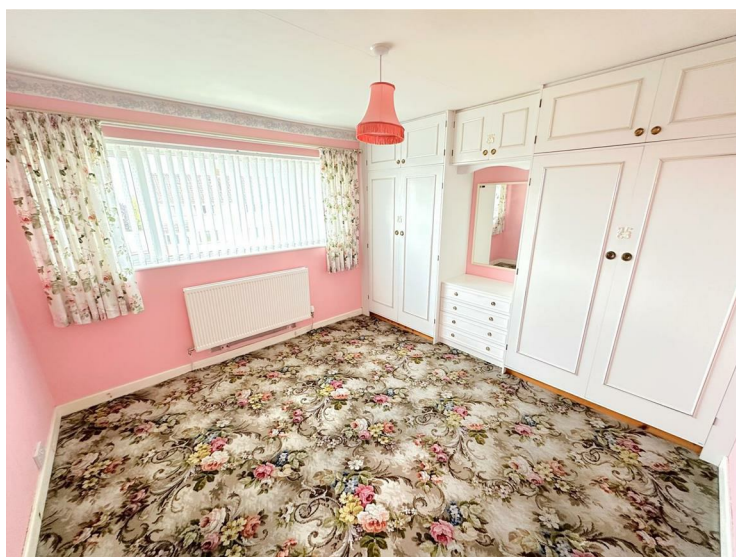
Incorporating a double glazed window to side, built in storage cupboard and loft access.







**Bedroom One 10'11" x 9'9" to wardrobe front (3.330m x 2.996m to wardrobe front)**



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



**Bedroom Two 10'9" x 9'11" (3.297m x 3.029m)**



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



**Bedroom Three 9'8" x 7'7" (2.971m x 2.325m)**



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



**Bathroom 8'1" x 4'11" min (2.469m x 1.515m min)**



Incorporating a three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Double glazed obscured window to front, radiator, tiling to all walls, tiled floor and panelled ceiling.







## Outside



The property is approached by on site parking for several vehicles leading to the side of the property. There is also a lawn area with flower and shrub beds. To the rear of the property there is a generous sized garden with lawn area, flower and shrub beds and access to the front.





## 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/0290-8664-0722-7409-3043>

## Council Tax

The property is in Council Tax Band B.

## 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](mailto: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

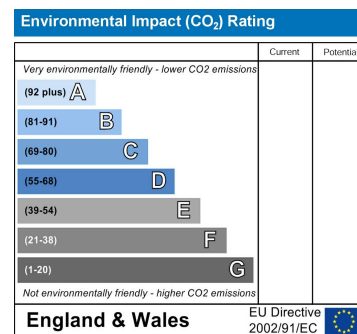
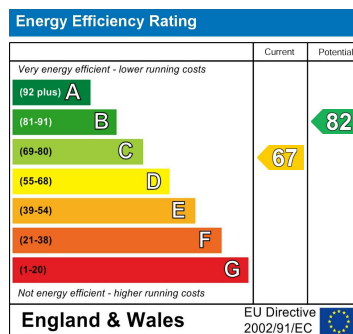
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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](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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