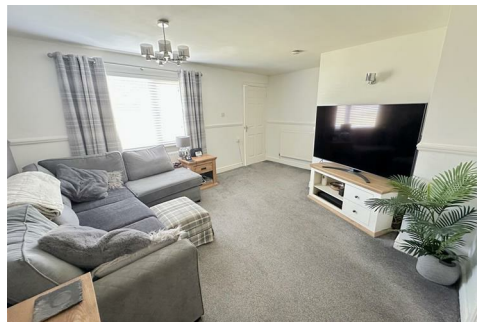




138 Whernside, Carlisle, Cumbria, CA2 6ST

Offers over £110,000

Vicinity Homes are delighted to offer to the market this immaculately presented and modernised, two double bedroom end terrace 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 routes, popular Primary & Secondary Schools and has excellent access to the Western City bypass providing transport links to the M6 Motorway. The accommodation has been upgraded by the current vendor and briefly comprises of an entrance vestibule, lounge, modern dining kitchen and a rear porch. To the first floor there are two double bedrooms and a modern bathroom. The property also benefits from double glazing, central heating, garden to rear, on site parking and a garage. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a first time buyer or a buy to let investor.

Directions

Proceed West along Wigton Road. Turn right onto Queensway and continue on this road. 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.

Lounge 15'9" max x 13'1" max (4.808m max x 3.991m max)



Incorporating a double glazed window to front, radiator, stairs to the first floor and french doors to the dining kitchen.



Dining Kitchen 15'9" x 11'2" (4.818m x 3.404m)

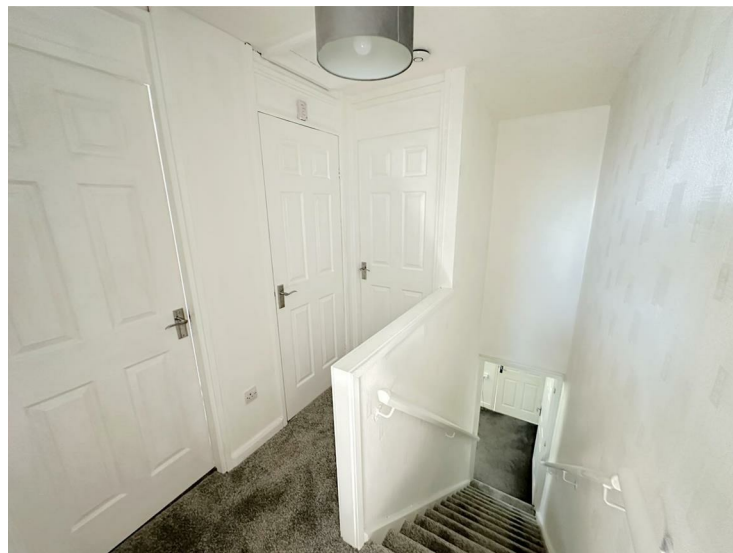


Incorporating a range of modern fitted wall and base units with complementary work surface and an oven point with cooker hood over. Tiled splash areas, sink unit with mixer tap, plumbing for a washing machine and plumbing for a dishwasher. Two double glazed windows to rear, radiator and space for under counter fridge & freezer.





First Floor Landing



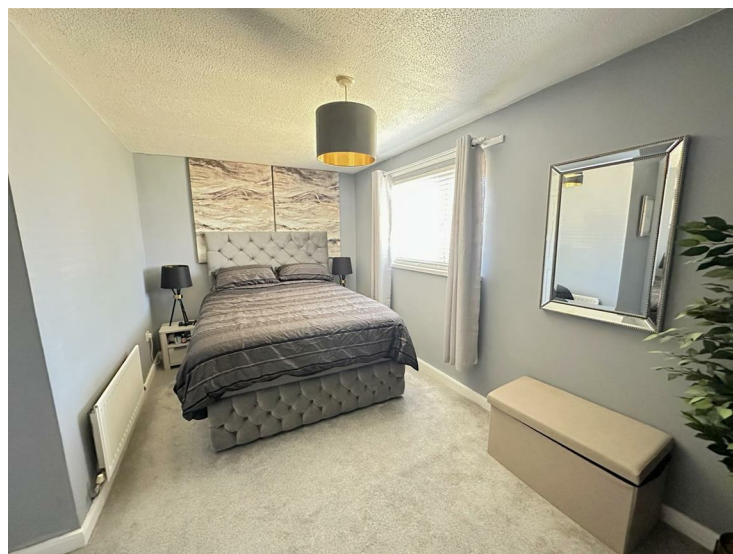
Incorporating a built in storage cupboard and loft access.

Bedroom One 15'8" max x 11'5" max x 8'5" min (4.800m max x 3.496m max x 2.587m min)



Rear Porch 7'3" x 4'4" (2.235m x 1.344m)

Incorporating double glazed patio doors to rear and power point.



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

Bedroom Two 13'10" to wardrobe front x 9'6" (4.239m to wardrobe front x 2.919m)



A double bedroom incorporating a double glazed window to front, radiator and fitted wardrobes.



Bathroom 7'6" x 5'4" (2.304m x 1.648m)



Incorporating a modern three piece suite comprising of a bath with waterfall shower over & shower attachment, pedestal wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, splash boards, panelled ceiling and inset ceiling lights.



Outside



To the rear of the property there is a parking space for one vehicle and access into the garage. The rear garden has patio seating areas, shillied areas, outside tap and access into the garage.



Garage 21'5" x 8'4" (6.549m x 2.542m)

Incorporating an up and over door, door to rear, power and lighting.

Floor Plan



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

EPC Band C

<https://find-energy-certificate.service.gov.uk/energy-certificate/2140-1114-4113-6202-2161>

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 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

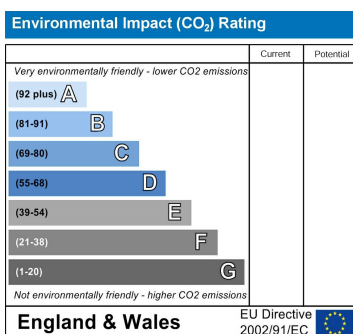
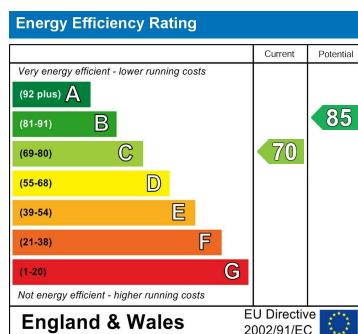
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.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



www.vicinityhomes.co.uk

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