



**3 Coney Street, Carlisle, CA2 4BQ**

**Offers in the region of  
£65,000**

Vicinity Homes are pleased to offer to the market this two bedroom mid terrace house in a popular residential area to the South of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, popular Primary & Secondary Schools and has good access to the City Centre. The property is in need of modernisation throughout. The accommodation briefly comprises of a lounge, inner hallway, ground floor bathroom and a kitchen. To the first floor there are two double bedrooms. The property also benefits from double glazing and rear yard & garden area. The property is offered to the market with no onward chain. An ideal purchase for an investor.

### Directions

Proceed South along Currock Road. Turn right onto Adelphi Terrace and left onto Coney Street. The property is situated on the left hand side and can be identified by our "For Sale" sign.

### Lounge 12'3" max x 11'6" max (3.757m max x 3.513m max )



Approached by a door to front, incorporating a double glazed window to front.



### Inner Hallway



Incorporating under stairs storage cupboard.

### Bathroom 8'5" max x 5'9" (2.581m max x 1.754m)



Incorporating a three piece suite comprising of a bath with shower over, pedestal wash basin and WC. Tiling to all walls and heated towel rail.

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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)



**Kitchen 11'8" max x 10'6" max (3.559m max x 3.225m max)**

**First Floor**



**Bedroom One 12'7" x 10'5" (3.852m x 3.179m)**



Incorporating a range of fitted wall and base units with work surface over, oven point, sink unit, tiled splash areas, double glazed window to rear, door to rear and panelled ceiling.

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



**Bedroom Two 11'7" x 9'3" (3.543m x 2.826m)**

**Outside**



A double bedroom incorporating a double glazed window to rear and a wall mounted heater.

There is a rear enclosed yard with gated access to the rear. There is also gated access to a further garden area.

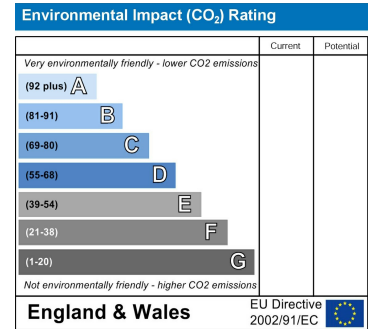
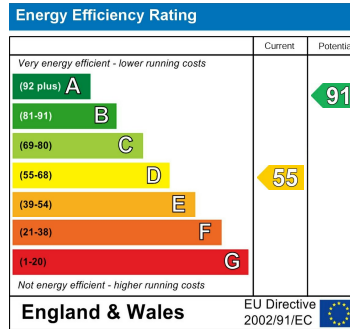


### Mailing List

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.



### EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/2790-3042-0201-5304-2204>

### Floor Plan

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

### 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.

www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk