



15 Delagoa Street, Carlisle, Cumbria, CA1 2LZ

**Offers in the region of
£90,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, two double bedroom mid terrace house situated within a popular residential area to the East of Carlisle City Centre. The property is close to a range of local amenities, regular bus routes and has excellent access to the City Centre and the M6 Motorway. The accommodation has been upgraded by the current vendors and briefly comprises of an entrance vestibule, lounge with stove, dining kitchen, rear hallway and bathroom. To the first floor there are two double bedrooms. The property also benefits from double glazing, central heating, front forecourt and rear enclosed yard. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or buy to let investors.

Directions

From Carlisle City Centre proceed East along Warwick Road and turn right onto Greystone Road. Continue on this road. Turn left onto Sybil Street. Turn right onto Lindisfarne Street and left onto Delagoa Street. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Entrance Vestibule

Approached by a door to front, incorporating vinyl flooring and coving to the ceiling.

Lounge 11'0" x 12'11" max (3.371m x 3.951m max)



Incorporating a stove in a feature fireplace with surround, inset and hearth. Double glazed sash window to front, radiator, vinyl flooring and coving to the ceiling.



Dining Kitchen 12'5" x 8'5" (3.807m x 2.582m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Integrated microwave, tiled splash areas, sink unit with mixer tap, plumbing for a washing machine, double glazed window to rear, tiled floor and a radiator.



Rear Hall

Incorporating a door to side, vinyl flooring and a radiator.

Bathroom 5'5" x 6'11" (1.671m x 2.116m)



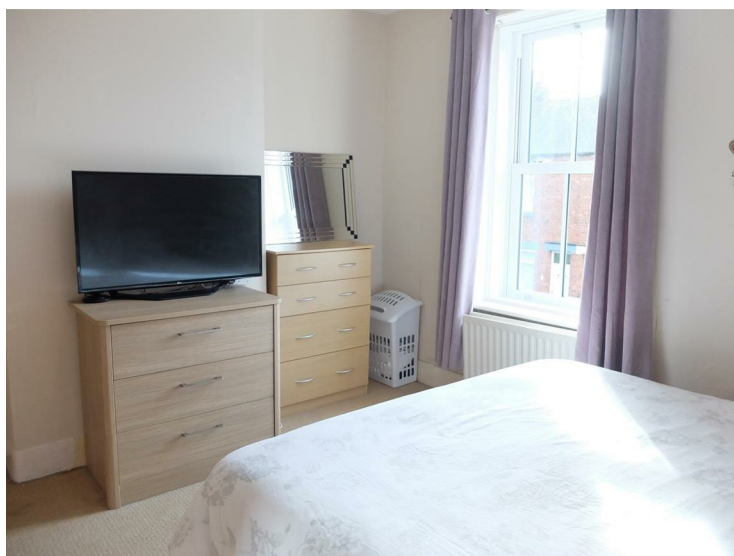
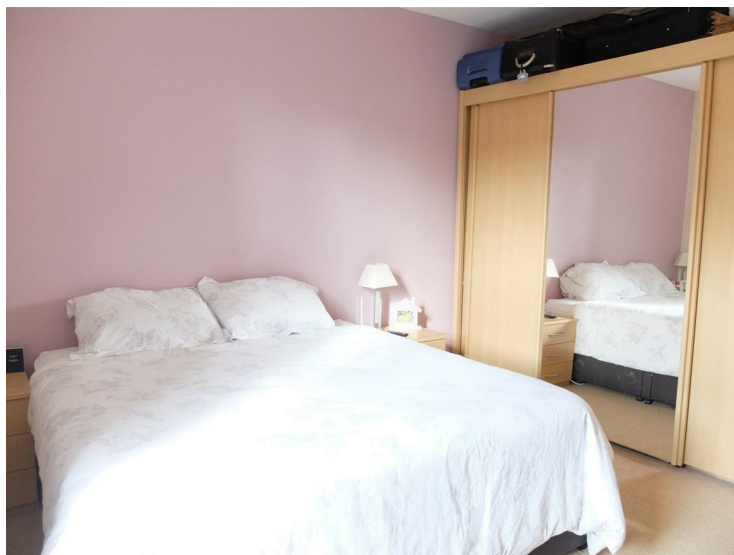
Incorporating a modern three piece suite comprising of a bath with shower over, wash hand basin set to vanity unit and WC. Double glazed obscured window to side, radiator, vinyl flooring, paneled ceiling, splash boards and extractor fan.

First Floor Landing

Bedroom One 12'9" x 13'1" (3.892m x 3.998m)



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



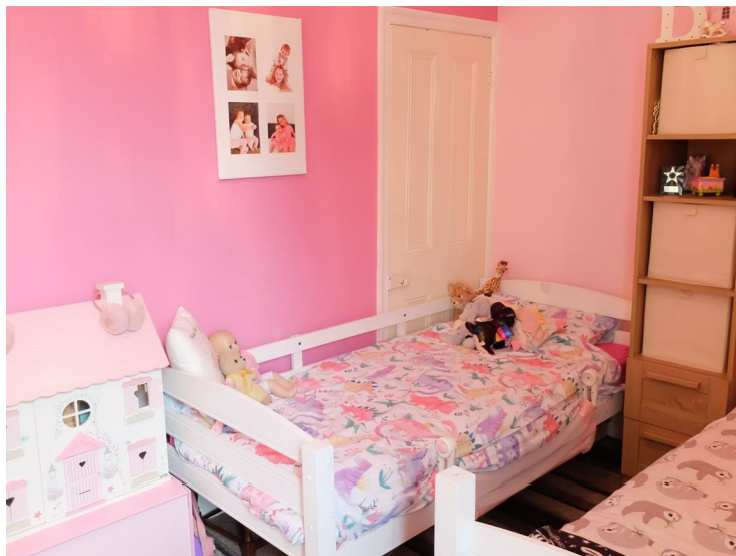
www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

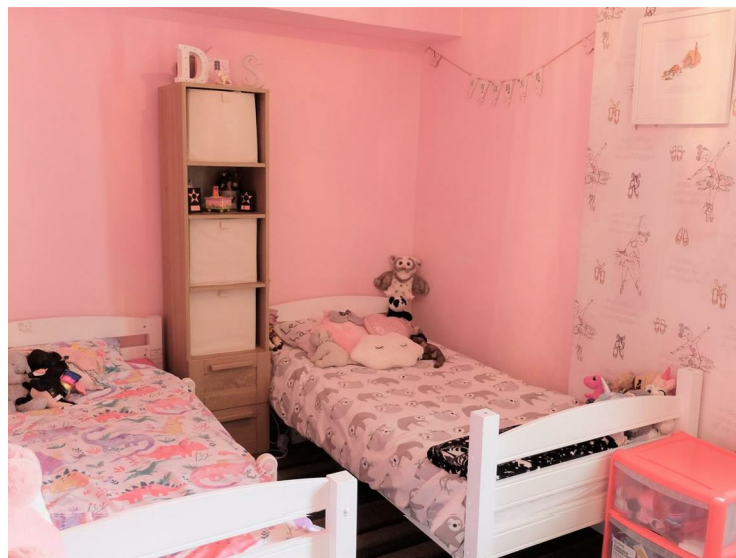
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Bedroom Two 8'4" x 12'7" (2.553m x 3.854m)



A double bedroom incorporating a double glazed window to rear, radiator and built in storage cupboard.



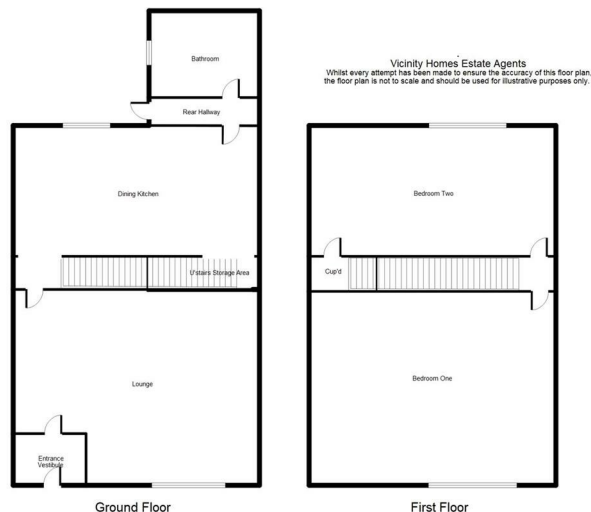
Outside



The property is approached by a paved front forecourt. To the rear of the property there is an enclosed yard with an outside tap, patio seating area, artificial grass and gated access to rear.



Floor Plan



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

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 - Pollard Scott & Co. It is your decision whether you choose to deal with Pollard Scott & Co. In making that decision, you should know that we will receive commission from Pollard Scott & Co worth approximately £200 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.



