



3 Waller Street, Carlisle, CA1 2DA

**Offers in the region of
£120,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, two double bedroom, modern mid link house situated on a side street off Greystone Road. 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 M6 Motorway. The accommodation briefly comprises of an entrance vestibule, modern dining kitchen with a range of integrated appliances and a lounge. To the first floor there are two double bedrooms, modern bathroom and access via a pull down ladder to an attic room. The property also benefits from double glazing, central heating, allocated parking and rear yard. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers.

Directions

Proceed East along Warwick Road. Turn right onto Greystone Road and left onto Waller Street. The property is situated on the left hand side.

Entrance Vestibule



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



Dining Kitchen 12'11" max x 12'11" max (3.957m max x 3.950m max)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Splash backs, 1.5 sink unit with mixer tap, integrated fridge, integrated freezer, integrated washing machine, integrated dishwasher and integrated tumble drier. Double glazed window to front, radiator, coving to the ceiling and extractor fan.



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E: sales@vicinityhomes.co.uk

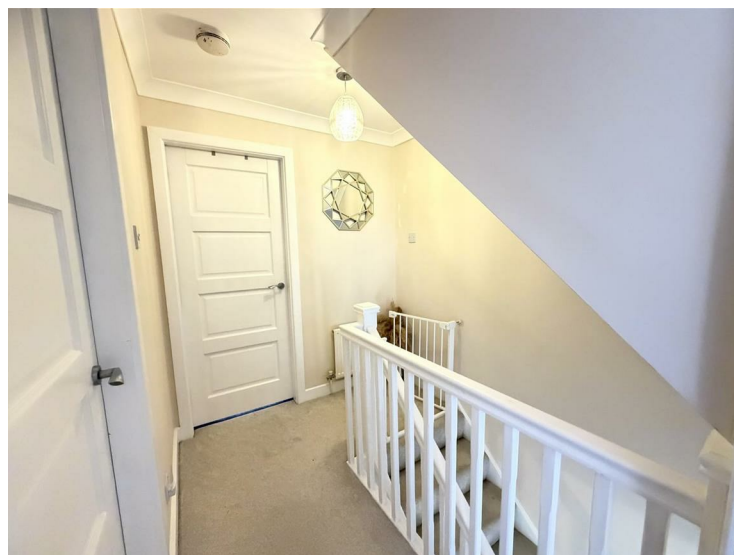
Lounge 13'0" x 14'2" (3.974m x 4.322m)



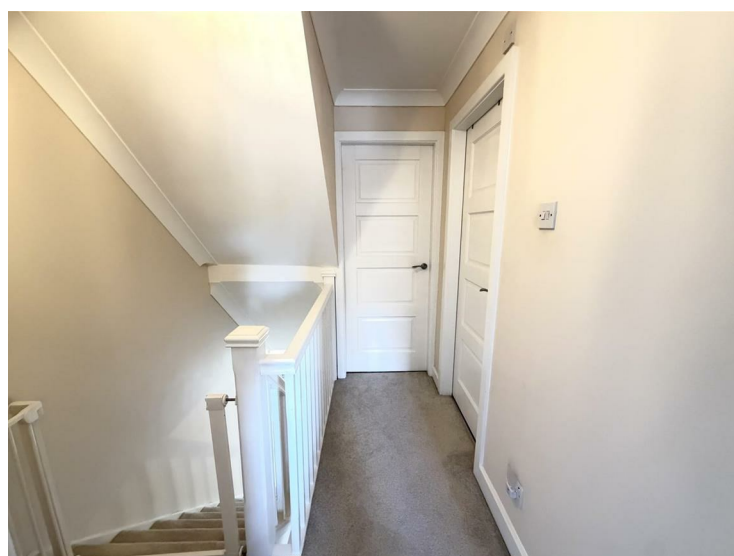
Incorporating a double glazed window to rear, door to rear, radiator, coving to the ceiling and under stairs storage area.



First Floor Landing



Incorporating a radiator and coving to the ceiling.



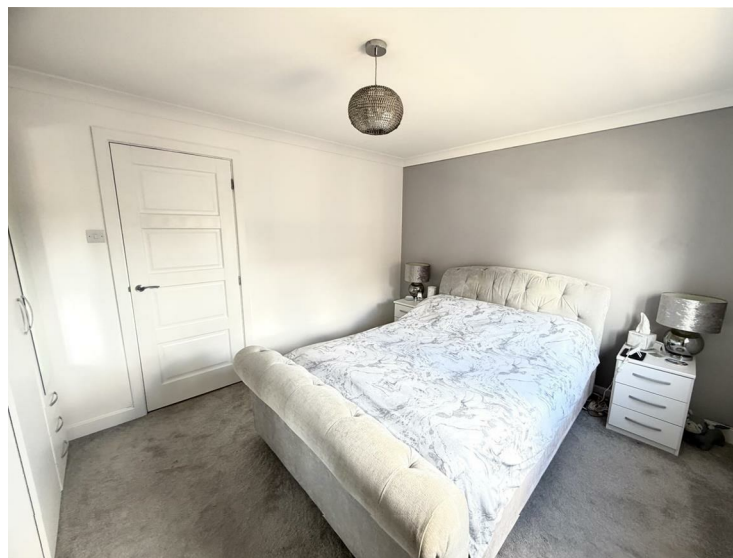
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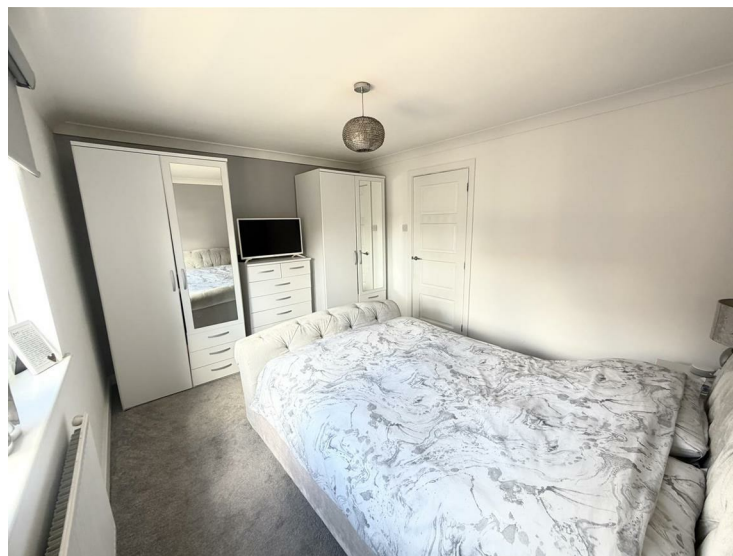
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Bedroom One 13'0" x 10'3" (3.980m x 3.128m)



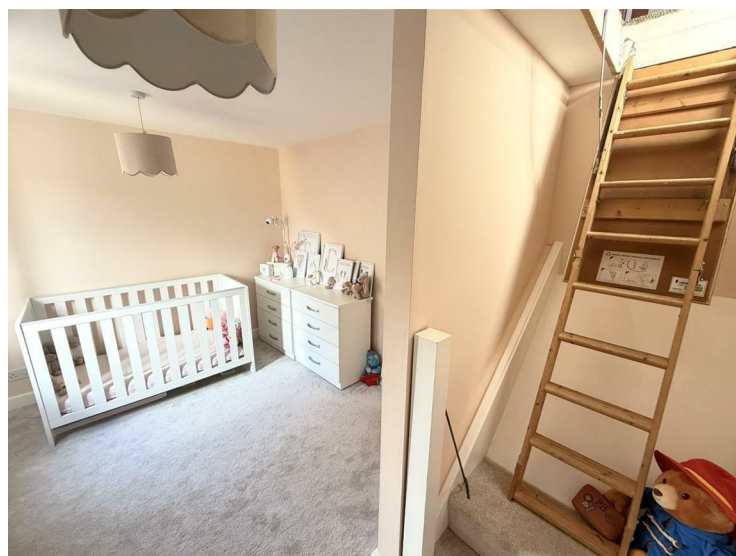
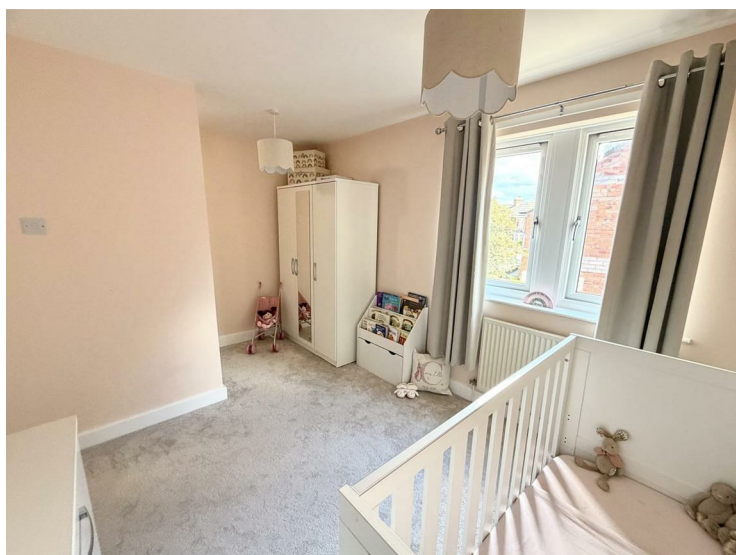
A double bedroom incorporating a double glazed window to front, radiator and coving to the ceiling.



Bedroom Two 13'0" max x 9'0" (3.968m max x 2.747m)



A double bedroom incorporating a double glazed window to rear, radiator and loft access with a pull down ladder leading to the attic room.



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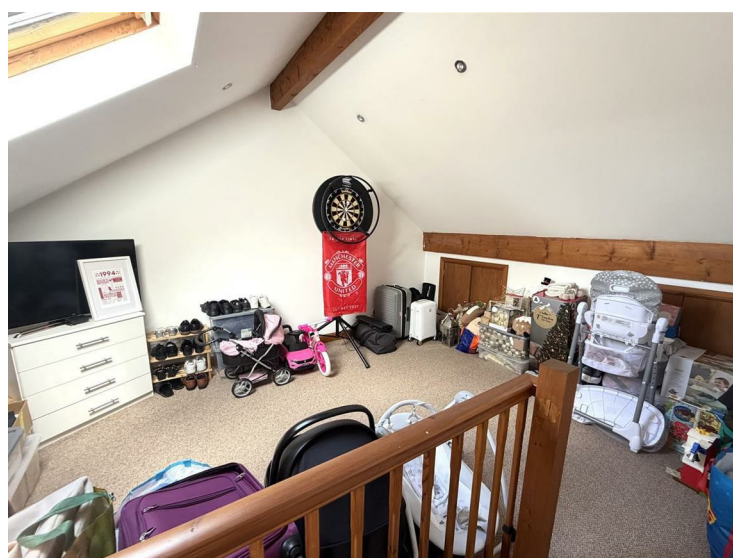
Bathroom 7'6" x 6'4" (2.291m x 1.938m)



Incorporating a modern three piece suite comprising of a bath with waterfall shower over & shower attachment, wash hand basin set to vanity unit and WC. Extractor fan, tiled splash areas, heated towel rail, panelled ceiling and inset ceiling lights.



Attic Room 14'5" x 12'6" (4.415m x 3.833m)



Accessed via a pull down ladder from Bedroom Two. Incorporating a double glazed skylight to rear, radiator, inset ceiling lights and built in storage into the eaves on both sides.



Outside



To the rear of the property there is a yard with a patio seating area. There are also two allocated parking spaces for the property.

Floor Plan



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

Estate Agents Note

Please note, the property flooded in 2005 & 2015.

EPC Band C

<https://find-energy-certificate.service.gov.uk/energy-certificate/2478-6034-7297-5378-0944>

Council Tax

The property is in Council Tax Band A.

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.

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

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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