



11 Whernside, Carlisle, CA2 6SP

Offers over £100,000

Vicinity Homes are delighted to offer to the market this spacious two double bedroom mid link 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. The accommodation briefly comprises of an entrance vestibule, hallway, lounge, dining room, kitchen and rear porch. To the first floor there are two double bedrooms and a bathroom. The property also benefits from double glazing, central heating, garden, parking space and a single garage. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or buy to let investors.

Directions

Proceed West along Castle Way and onto Wigton Road. Turn right at the traffic lights onto Orton Road. Turn left onto Queensway and first left onto Whernside. 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 tiled floor.

Hallway



Incorporating a radiator and stairs to the first floor.



Lounge 12'5" x 11'4" (3.801m x 3.477m)



Incorporating a double glazed window to front and a radiator.
Open to the dining room.





Dining Room 11'0" x 8'10" (3.373m x 2.701m)

Incorporating a door to rear, radiator and under stairs storage cupboard. Open to the Kitchen.

Kitchen 7'5" x 6'10" (2.285m x 2.106m)



Incorporating a range of fitted wall and base units with complementary work surface over, oven point and sink unit with mixer tap. Plumbing for a washing machine, plumbing for a dishwasher and double glazed window to rear.



Rear Porch 7'4" x 4'6" (2.244m x 1.396m)



Incorporating a door to rear.

Landing



Incorporating a built in storage cupboard and loft access.



Bedroom One 15'9" max x 8'4" min (4.807m max x 2.564m min)



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

Bedroom Two 15'9" x 7'6" (4.825m x 2.309m)



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



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Bathroom 7'5" x 5'4" (2.272m x 1.638m)



Incorporating a three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, tiling to all walls and extractor fan.

Outside



To the rear of the property there is parking for one vehicle, single garage and an enclosed garden with a patio seating area, artificial grassed area, gated access to rear and access into the garage.



Single Garage 21'10" x 8'4" (6.674m x 2.547m)



Incorporating an up and over door and door into the rear garden.

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/0272-1211-1107-0935-0400

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.

