Vicinity Homes

ESTATE AGENTS & VALUERS

VH

151 Denton Street, Carlisle, CA2 5HB

Offers in the region of £125,000

Vicinity Homes are delighted to offer to the market this deceptively spacious, four bedroom terraced house situated within the popular location of Denton Holme. The property is close to a range of local amenities, regular bus routes, popular Primary & Secondary Schools and has excellent access to the City Centre. The accommodation is split over three floors and briefly comprises of an entrance vestibule, hallway, lounge, dining room, kitchen, rear hall and a good sized four piece bathroom. To the first floor there are three bedrooms, a WC and a stair case to the attic bedroom with dressing area. The property also benefits from double glazing, central heating and a rear enclosed yard. Viewing of this spacious home is absolutely essential to fully appreciate the size of the accommodation on offer. This is an ideal purchase for a first time buyer or a buy to let investor.

Directions

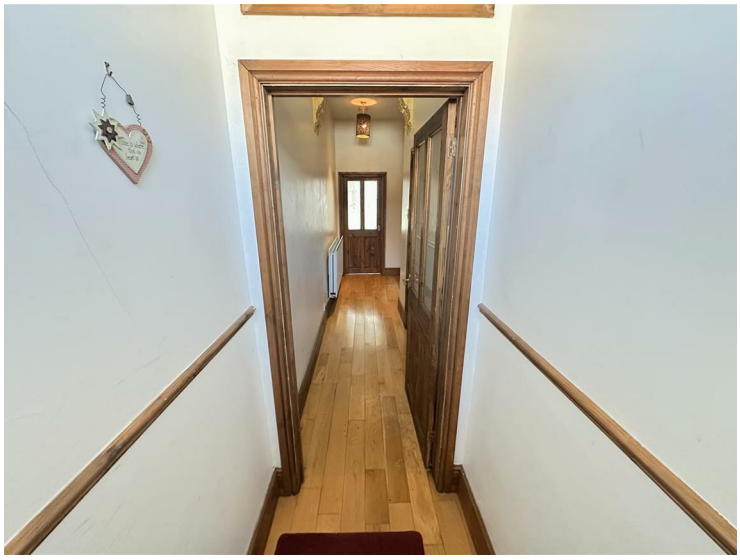
Proceed over Nelson Bridge and continue left onto Denton Street. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Entrance Vestibule

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

Hallway

Incorporating oak flooring, radiator, under stairs storage area, coving to the ceiling and stairs to the first floor.



Lounge 13'1" x 10'6" (3.998m x 3.211m)

Incorporating a double glazed window to front, radiator, coving to the ceiling and ceiling rose.

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Dining Room 14'5" x 12'11" (4.408m x 3.953m)

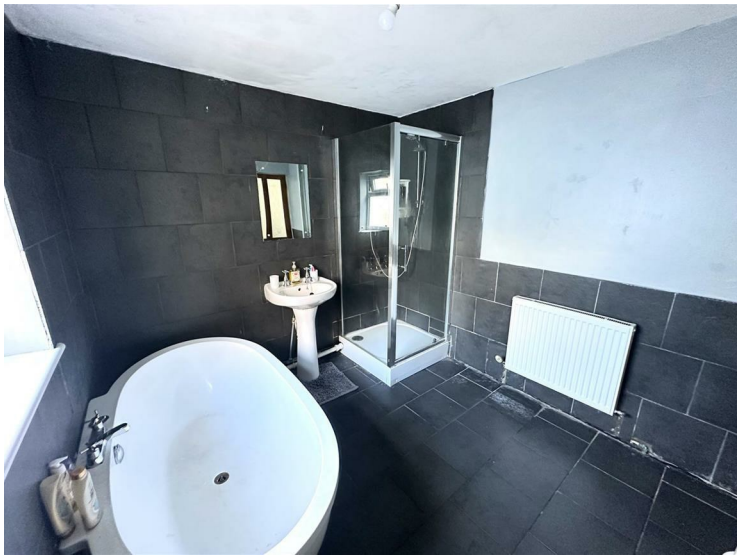
Incorporating a double glazed window to rear, radiator and a feature fireplace with a stove.

Kitchen 9'8" x 8'10" (2.957m x 2.704m)

Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Tiled splash areas, 1.5 sink unit with mixer tap, plumbing for a washing machine, space for a fridge/freezer, double glazed window to side and inset ceiling lights.

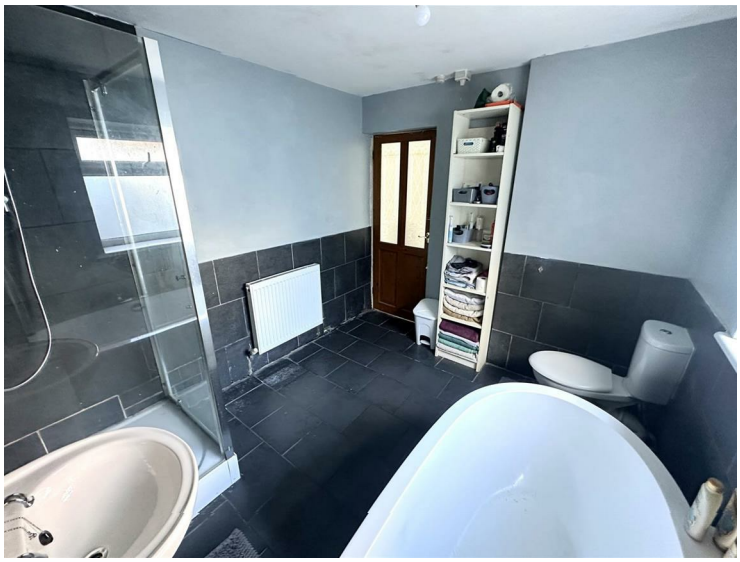
Bathroom 9'0" x 8'5" (2.754m x 2.586m)

Incorporating a four piece suite comprising of a bath with mixer tap, shower cubicle, pedestal wash hand basin and WC. Double glazed obscured window to side, radiator, tiled floor, tiled splash areas and extractor fan.



Rear Hallway

Incorporating a door to side and loft access.



First Floor Landing

Bedroom One 13'2" x 13'1" (4.021m x 4.001m)

Incorporating a radiator and stairs to the second floor.

A double bedroom incorporating a double glazed window to rear and a built in storage cupboard housing the boiler.

Bedroom Two 13'3" x 11'2" (4.053m x 3.410m)

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

Bedroom Three 9'1" x 7'8" (2.783m x 2.337m)

Incorporating a double glazed window to front and a radiator.

Separate WC 7'5" x 4'0" (2.267m x 1.240m)
Incorporating a WC, plumbing for a sink and an extractor fan.

Second Floor

Attic Bedroom 19'3" max x 12'2" max x 8'5" (5.890m max x 3.731m max x 2.571m)

A double attic bedroom incorporating a double glazed skylight to front and a radiator.

Dressing Room 14'5" x 8'1" (4.404m x 2.466m)

Incorporating a double glazed skylight to rear, radiator and laminate floor.

Outside

To the rear of the property there is an enclosed yard with gated access to the side lane.

Floor Plan

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

EPC Band D

https://find-energy-certificate.service.gov.uk/energy-certificate/9340-2804-4500-2305-6515

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

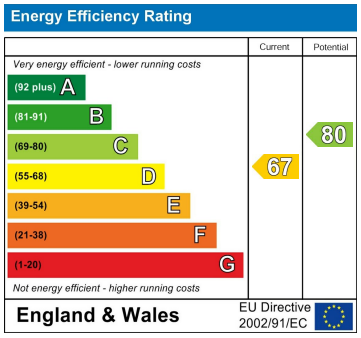
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

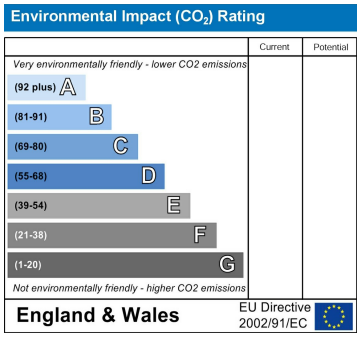
Mailing List

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.





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