



**160 Scalegate Road, Carlisle, CA2 4PR**

**Offers in the region of  
£79,950**

Vicinity Homes are pleased to offer to the market this two bedroom semi detached house in need of modernisation. The property is situated within a cul-de-sac in a popular residential area to the South of Carlisle City Centre, is close to a range of local amenities, regular bus route, popular Primary & Secondary Schools and has good access to the City Centre, M6 Motorway and surrounding countryside. The accommodation briefly comprises of an entrance vestibule, lounge and breakfast kitchen. To the first floor there are two good sized bedrooms and a wet room. The property also benefits from double glazing, central heating, gardens to front and rear and views over Hammonds Pond behind the house. Viewing is highly recommended to appreciate the property's full potential. An ideal purchase for an investor. The property is offered to the market with no onward chain.



### Directions

From Carlisle City Centre proceed South along Botchergate and turn right at the traffic lights onto St Nicholas Street. Continue on this road. At the round about take the second exit onto Boundary Road and continue onto Upperby Road. Turn right onto Ridley Road and left onto Scalegate Road. The property is situated in a cul-de-sac on the right hand side and can be identified by our "For Sale" sign.

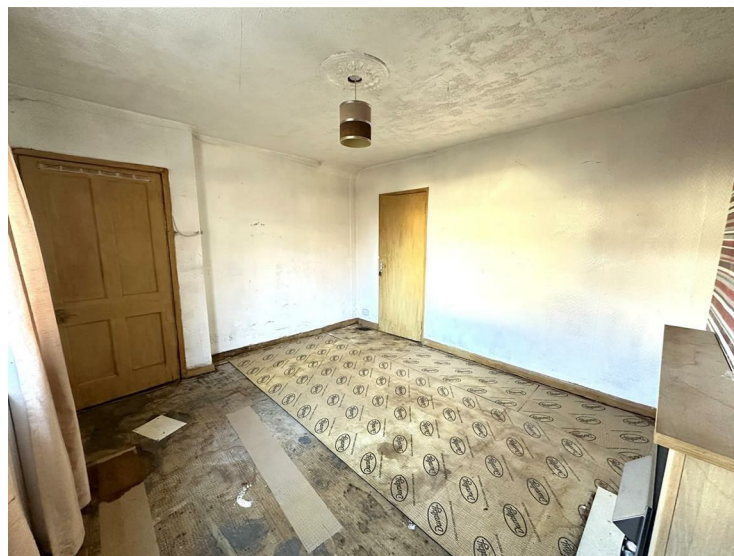
### Entrance Vestibule

Approached by a door to front, incorporating a radiator and stairs to the first floor.

### Lounge 13'10" max x 11'5" max (4.233m max x 3.488m max)



Incorporating a double glazed window to front, radiator and a feature fireplace.



[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)



**Breakfast Kitchen 17'2" x 6'8" (5.257m x 2.042m)**



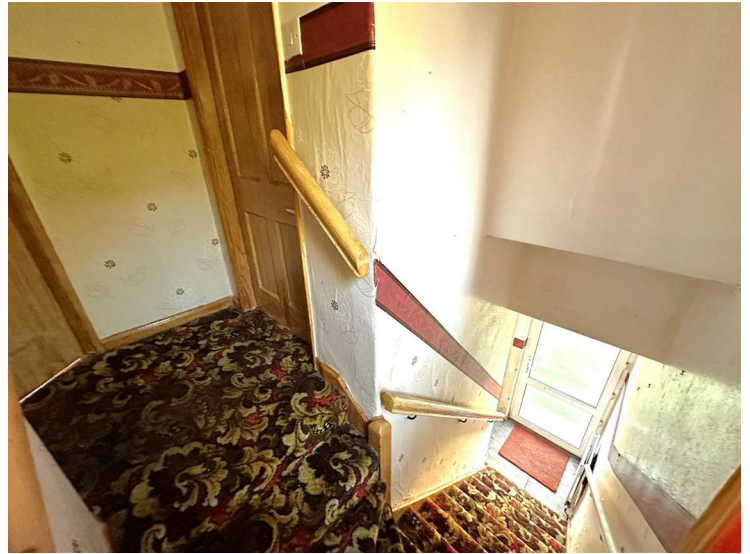
Incorporating a range of fitted wall and base units with work surface over, oven point, sink unit, tiled splash areas and plumbing for a washing machine. Double glazed window to rear, radiator, door to rear and an under stairs storage cupboard.



**First Floor Landing**



Incorporating a double glazed window to side and loft access.





**Bedroom One 17'3" max x 10'2" max (5.263m max x 3.106m max)**



A double bedroom incorporating a double glazed window to front, radiator and exposed floor boards.





**Bedroom Two 10'3" max x 7'11" max (3.141m max x 2.436m max)**



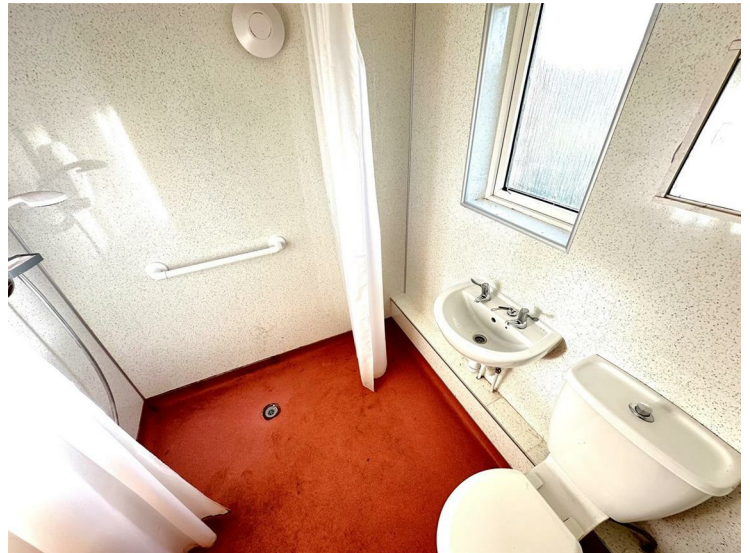
Incorporating a double glazed window to rear, radiator and built in storage cupboard housing the boiler.

**View From Bedroom Two**



There are views over the rear garden and Hammonds Pond from Bedroom Two.

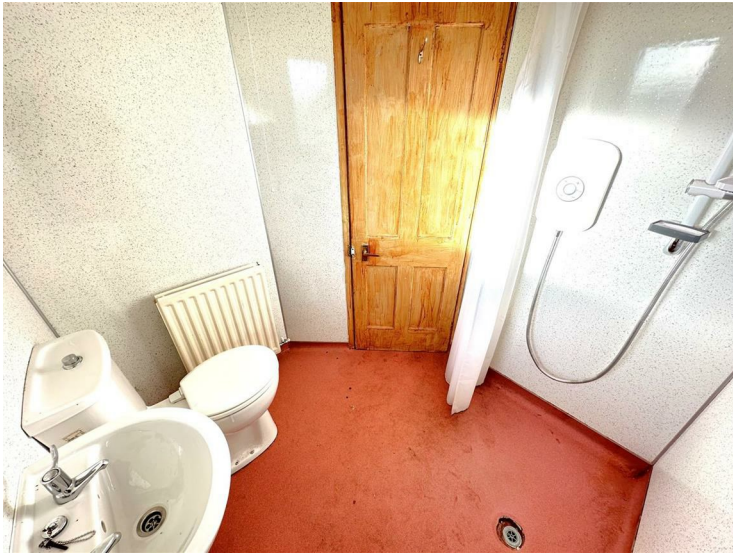
**Wet Room 6'5" x 6'0" (1.977m x 1.849m)**



Incorporating three piece suite comprising of a shower, wash hand basin and WC. Double glazed obscured window to rear, radiator, splash boards and extractor fan.



## Outside



The property is approached by a hard standing area, grassed area and flower and shrub beds. To the rear of the property there is an enclosed garden with a grassed area, flower and shrub beds and access to the front.



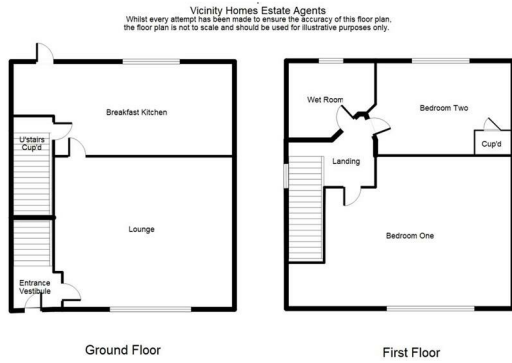
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## Floor Plan



## 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](mailto:sales@vicinityhomes.co.uk) to arrange an appointment.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		71
(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 <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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/1290-0827-0422-0307-3273>

## 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](mailto:sales@vicinityhomes.co.uk).

## Referral Fees

We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates & Pollard Scott & Co. It is your decision whether you choose to deal with either company. In making that decision, you should know that we will receive commission from the companies worth approximately £50 upwards 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](mailto:sales@vicinityhomes.co.uk).

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