



24 Colville Street, Carlisle, Cumbria, CA2 5HT

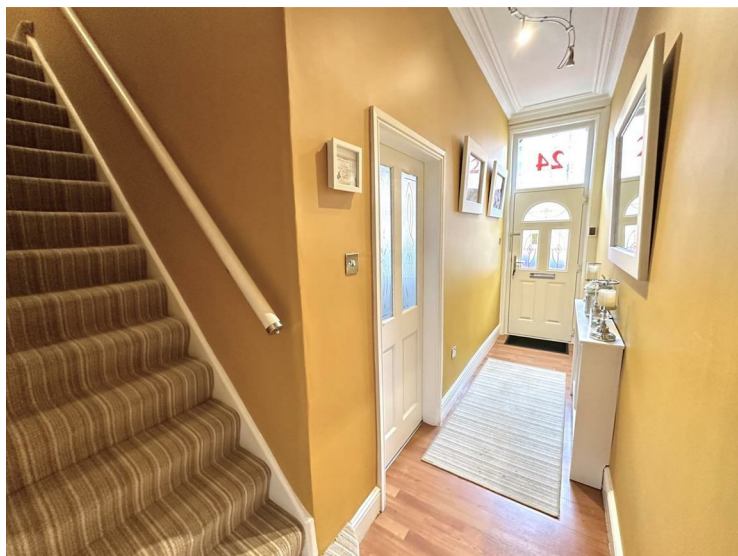
**Offers in the region of
£129,995**

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom mid terrace house situated within the popular residential area of Denton Holme. 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. The accommodation is split over three floors briefly comprises of an entrance hallway, dining room, lounge and a good sized breakfast kitchen. To the first floor there are two double bedrooms, modern four piece bathroom and a stair case leading up to the attic bedroom. The property also benefits from double glazing, central heating and rear enclosed yard with an out building. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a first time buyer or a buy to let investor.

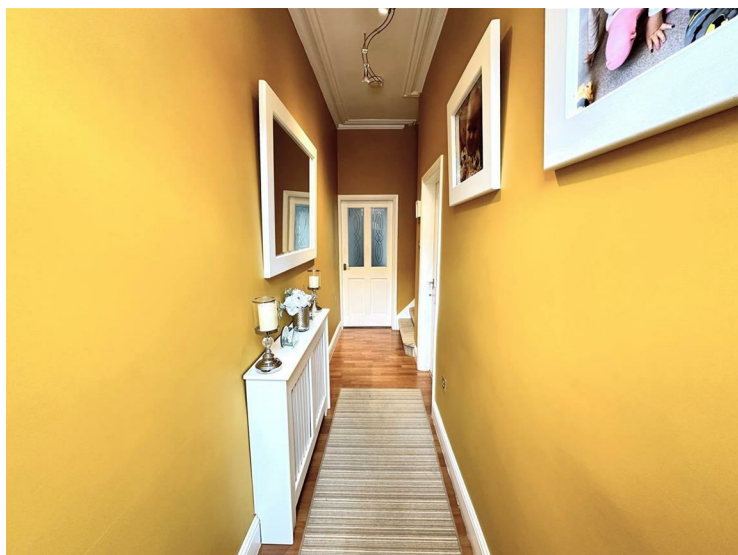
Directions

From Carlisle City Centre proceed along Denton Street and turn right onto Norfolk Street. Turn right onto Colville Street. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Entrance Hallway



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



Dining Room 11'1" x 11'11" (3.385m x 3.655m)



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



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk

Lounge 11'9" x 15'1" (3.586m x 4.617m)



Incorporating double glazed french doors to rear, coving to the ceiling and under stairs storage cupboard.



Breakfast Kitchen 21'3" x 7'2" (6.501m x 2.187m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, breakfast bar, integrated oven and integrated hob with cooker hood over. Splash backs, 1.5 sink unit with mixer tap, plumbing for a washing machine, integrated fridge and integrated wine cooler. Integrated dishwasher, space for a tumble dryer, two double glazed windows to side, door to side, radiator, laminate floor and loft access.



www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

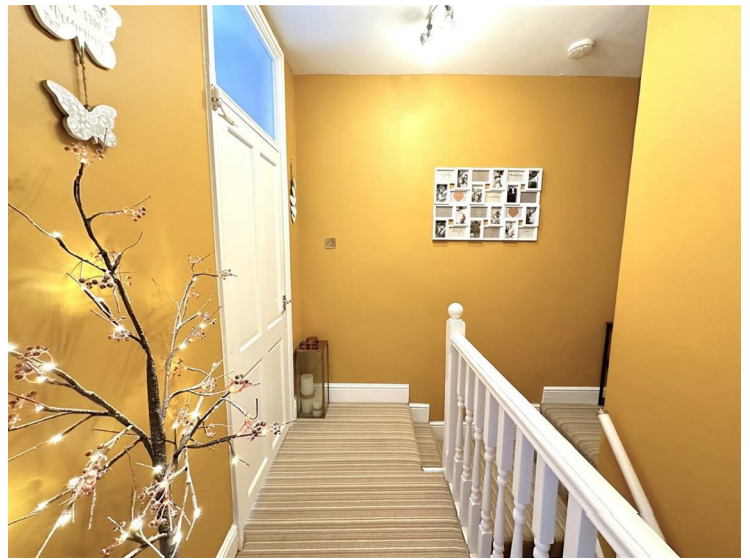
T: 01228 599011

E: sales@vicinityhomes.co.uk

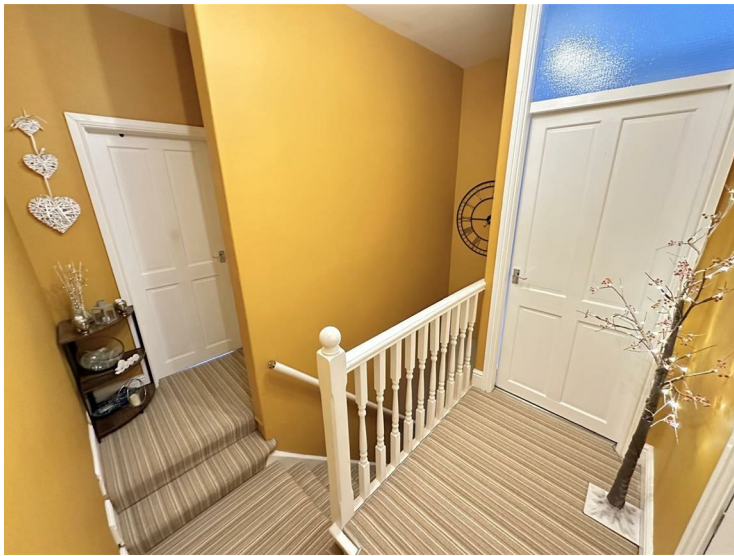
First Floor Landing



Incorporating stairs to the second floor.

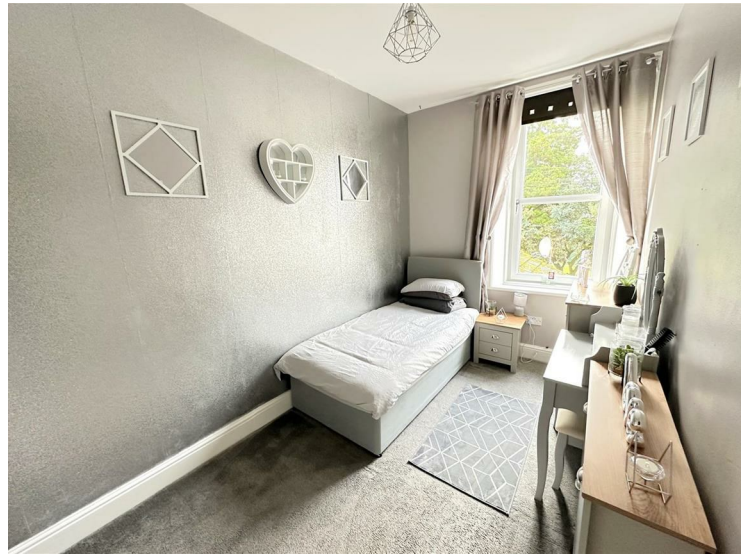


Bedroom One 13'11" max x 9'0" (4.256m max x 2.765m)



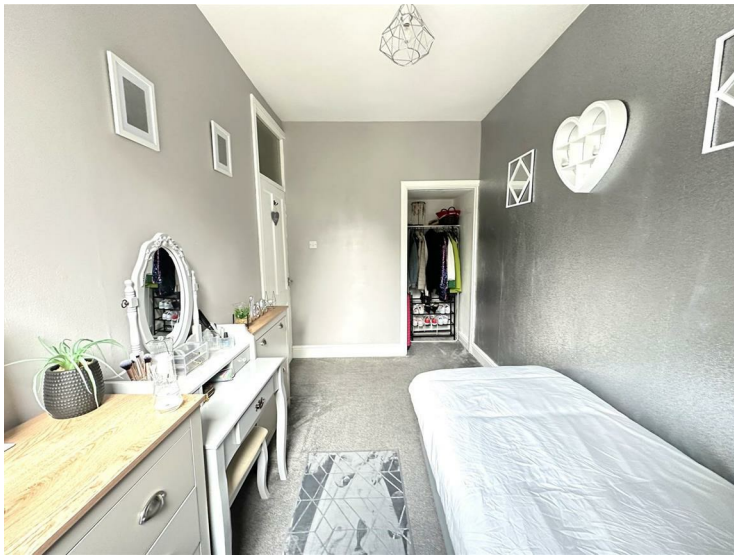
A double bedroom incorporating a double glazed window to front, radiator and under stairs storage cupboard.

Bedroom Two 11'9" x 7'4" (3.593m x 2.244m)



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





Bathroom 8'3" x 7'4" (2.529m x 2.243m)



Incorporating a modern four piece suite comprising of a shower cubicle, bath, pedestal wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, tiled floor and tiled splash areas.

www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk

Attic Bedroom 17'7" max x 13'6" max (5.382m max x 4.120m max)



Incorporating two double glazed skylight windows to rear, radiator and built in storage into the eaves. Please note there is some restricted head height.



Outside



There is an enclosed yard to the rear with an outside tap, outside power point, out building for storage and gated access to the rear.



Floor Plan



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

EPC Band E

<https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2820-2160-2192-0785>

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 & 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.

www.vicinityhomes.co.uk

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: 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.

