



67 Currock Road, Carlisle, Cumbria, CA2 4BH

Offers over £180,000

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom, bay fronted mid terrace house situated within a popular residential area to the South 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 City Centre. The deceptively spacious accommodation is split over three floors and briefly comprises of an entrance vestibule, hallway, lounge with bay window and stove, dining room with a stove and a kitchen. There are two basements rooms and a store to the lower floor. To the first floor there are three bedrooms and a bathroom. The property also benefits from double glazing, central heating, front garden and a rear yard. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a family.

Directions

From Carlisle City Centre proceed South along James Street and continue straight ahead at the round about onto Currock Road. Continue on this road. 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, coving to the ceiling and stairs to the first floor.



Lounge 13'6" min x 12'9" max (4.139m min x 3.895m max)



Incorporating a double glazed bay window to front, radiator, oak flooring, coving to the ceiling, ceiling rose and a feature fireplace with a wood burning stove.



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Dining Room 14'4" x 14'0" max (4.393m x 4.288m max)



Incorporating a double glazed window to rear, radiator, oak flooring, coving to the ceiling, ceiling rose and a feature fireplace with wood burning stove.



Inner Hallway

Incorporating steps down to the kitchen and stairs to the basement.

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Kitchen 13'8" max x 8'9" max (4.185m max x 2.691m max)



Incorporating a range of modern fitted wall and base units with complementary work surface over, oven point with cooker hood over, splash backs and 1.5 sink unit with mixer tap. Integrated dishwasher, plumbing for a washing machine, space for a fridge/freezer and double glazed window to side. Double glazed window to rear, radiator, inset ceiling lights, laminate floor and door to side.



Lower Floor

Basement Room One 17'0" max x 13'8" min x 13'8" (5.199m max x 4.171m min x 4.177m)



Incorporating a double glazed window to rear, radiator, laminate floor, inset ceiling lights and a door with access to the store room.

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Store Room 9'2" min x 14'0" max x 8'9" (2.817m min x 4.291m max x 2.690m)

Incorporating power, lighting and the boiler. Please note, there is some restricted head height.

Basement Room Two 14'9" x 12'5" (4.502m x 3.792m)



Incorporating a radiator, inset ceiling lights and an extractor fan.

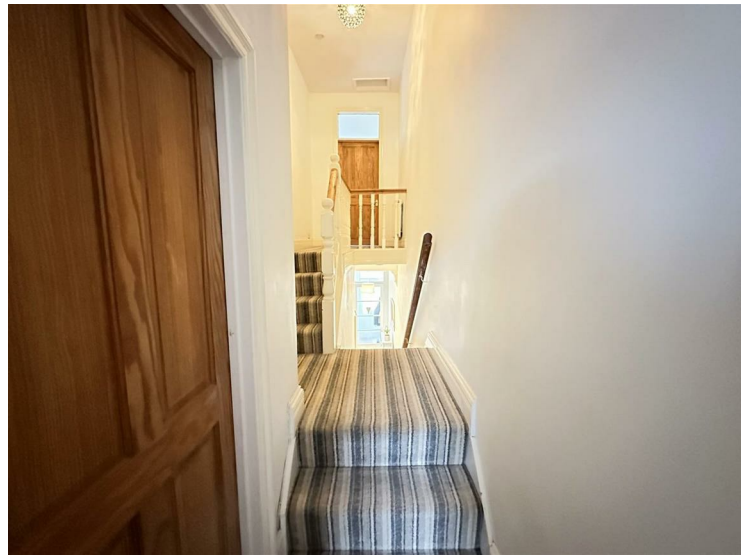


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First Floor Landing



Incorporating a radiator and two loft access points.

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Bedroom One 13'4" max x 16'11" max (4.075m max x 5.170m max)



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



Bedroom Two 11'2" max x 14'5" (3.416m max x 4.415m)



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



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Bedroom Three 8'9" x 7'4" (2.692m x 2.240m)



Incorporating a double glazed window to rear and a radiator.

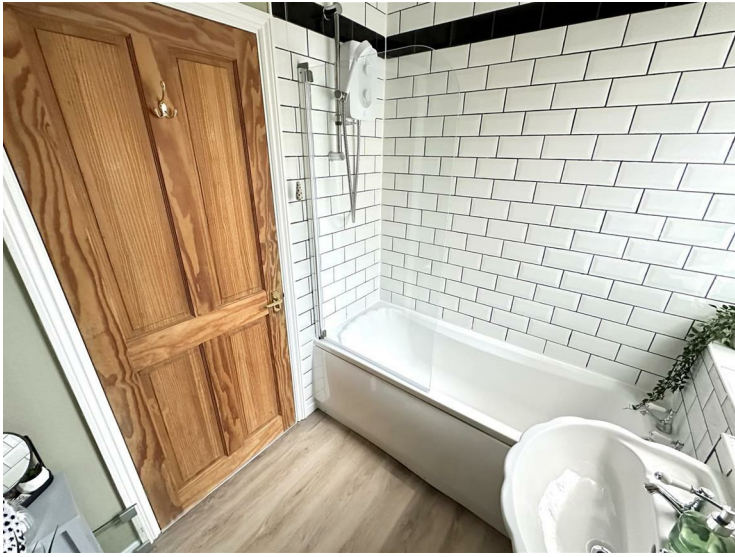


Bathroom 6'5" x 5'5" (1.975m x 1.652m)



Incorporating a three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Double glazed window to side, tiled splash areas, inset ceiling lights, heated towel rail and laminate floor.

Outside



The property is approached by a front garden with lawn area and flower and shrub beds. To the rear of the property there is an enclosed yard with a timber decked seating area, outside tap, gated access to the rear and steps leading up to the kitchen side door.



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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/8102-0383-5529-3697-7453>

Tenure

The property is Freehold.

Council Tax

The property is in Council Tax Band B.

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.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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