



4 Coney Street, Carlisle, CA2 4BQ

**Offers in the region of
£89,950**

Vicinity Homes are delighted to offer to the market this well presented, two double bedroom 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 route, popular Primary & Secondary Schools and has great access into the City Centre. The accommodation briefly comprises of a lounge and a modern kitchen with a range of integrated appliances. To the first floor there are two double bedrooms and a shower room. The property also benefits from double glazing, central heating and rear enclosed yard with an out building for storage. The property is offered to the market with no onward chain and is perfect for a first time buyer or a buy to let investor.

Directions

From Carlisle City Centre proceed South along Currock Road. Turn right onto Adelphi Terrace and left onto Coney Street. The property is situated on the right hand side and can be identified by our "For Sale" sign.

Lounge 12'1" max x 13'0" (3.694m max x 3.964m)



Approached by a door to front, incorporating two double glazed windows to front, radiator, laminate floor, feature fireplace and stairs to the first floor.



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E: sales@vicinityhomes.co.uk

Kitchen 12'0" x 8'5" (3.673m x 2.571m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Splash backs, sink unit with mixer tap, integrated fridge, integrated freezer, integrated washing machine and an integrated dishwasher. Double glazed window to rear, door to rear, inset ceiling lights and a radiator.

First Floor Landing



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Bedroom One 12'1" max x 8'9" (3.700m max x 2.673m)



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



Bedroom Two 12'0" max x 8'8" (3.683m max x 2.666m)



A double bedroom incorporating a double glazed window to rear, radiator, coving to the ceiling and loft access.



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Shower Room 8'2" x 7'0" max x 3'10" (2.494m x 2.151m max x 1.191m)



Incorporating a three piece suite comprising of a shower cubicle, wash hand basin set to vanity unit and WC. Heated towel rail, splash backs, inset ceiling lights and extractor fan.



To the rear of the property there is an enclosed yard with an out building for storage and gated access to the rear.



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[Out Building 5'0" x 2'11" \(1.529m x 0.896m\)](#)

[Floor Plan](#)



Vicinity Homes Estate Agents
Whilst every attempt has been made to ensure the accuracy of this floor plan,
the floor plan is not to scale and should be used for illustrative purposes only.

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[EPC Band C](#)

<https://find-energy-certificate.service.gov.uk/energy-certificate/8371-7726-4820-0304-8902>

[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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		70
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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