



**18 Langrigg Road, Carlisle, CA2 6DX**

**Offers over £110,000**

Vicinity Homes are delighted to offer to the market this well presented, two double bedroom link semi detached house situated within a popular residential area to the West 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 Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, dining lounge, conservatory, modern kitchen and a passage way with storage & utility room. To the first floor there are two double bedrooms and a modern bathroom. The property also benefits from double glazing, central heating and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a buy to let investor.



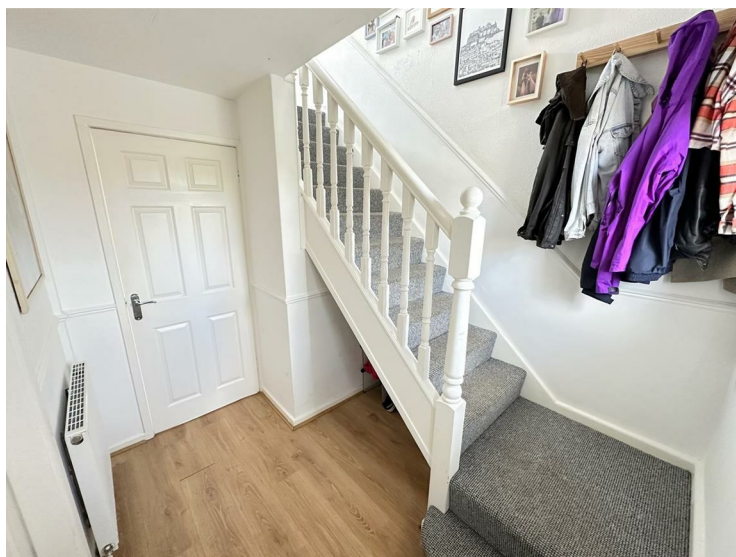
### Directions

From Carlisle City Centre proceed West along Castle Way turning left at the traffic lights onto Shaddongate. Continue straight ahead onto Dalston Road. Turn right onto Dunmail Drive and left onto Langrigg Road. 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 double glazed window to front, radiator, laminate floor, under stairs storage area and stairs to the first floor.



### Kitchen 9'8" x 6'11" (2.964m x 2.133m)



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, double glazed window to rear, radiator, panelled ceiling, door to side and built in storage cupboard.



[www.vicinityhomes.co.uk](http://www.vicinityhomes.co.uk)

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)





**Dining Lounge 18'7" x 11'1" (5.686m x 3.389m)**



Incorporating a double glazed window to front, double glazed patio doors to rear, radiator, laminate floor, coving to the ceiling and a feature fireplace.



**Passage Way 15'5" x 3'2"m (4.706m x 0.990mm)**

Incorporating a door to front, door to rear, lighting and built in storage cupboard..

**Utility Room 5'0" x 5'0" (1.525m x 1.546m)**

Incorporating a double glazed window to front, plumbing for a washing machine, space for a fridge/freezer, space for a tumble drier, power and lighting.





**Conservatory 12'4" x 9'3" (3.771m x 2.838m)**



Incorporating double glazed french doors to rear and laminate floor.

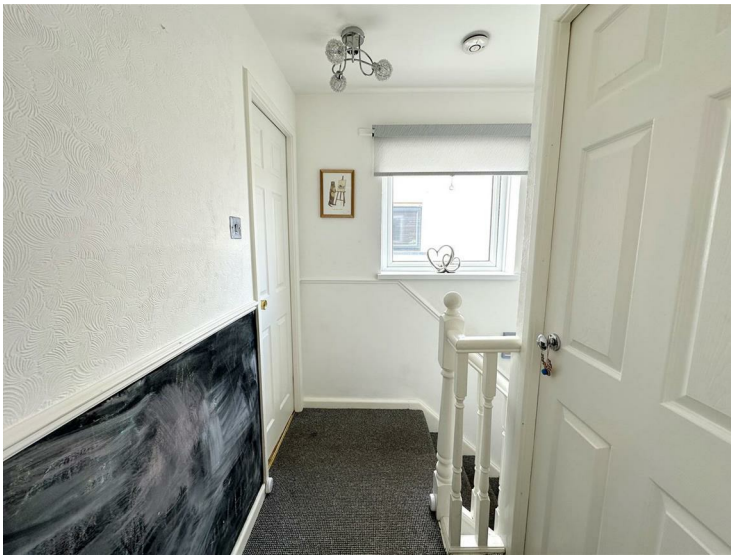




## First Floor Landing



Incorporating a double glazed window to side and loft access.



## Bedroom One 15'1" x 8'11" (4.607m x 2.735m)



A double bedroom incorporating a double glazed window to front, radiator and built in storage cupboard.

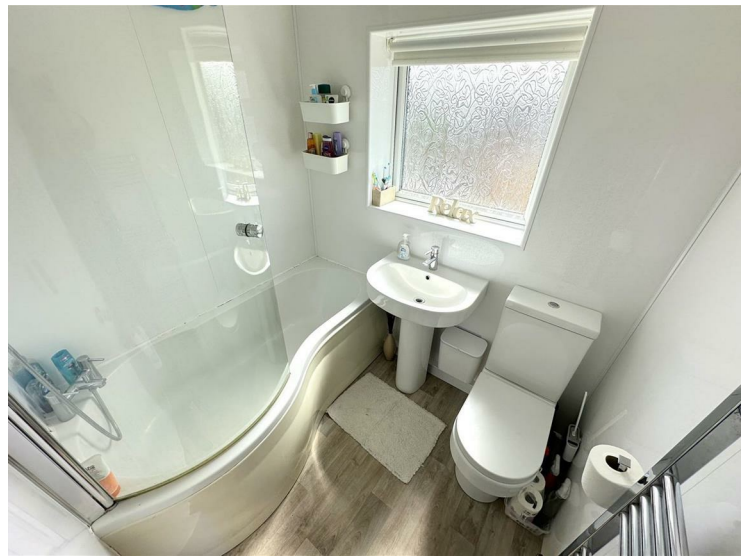


**Bedroom Two 9'11" min x 9'5" (3.031m min x 2.893m)**



A double bedroom incorporating a double glazed window to rear, radiator and built in storage cupboard.

**Bathroom 6'4" x 5'4" (1.951m x 1.651m)**



Incorporating a three piece suite comprising of a bath with shower attachment, pedestal wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, splash boards and panelled ceiling.

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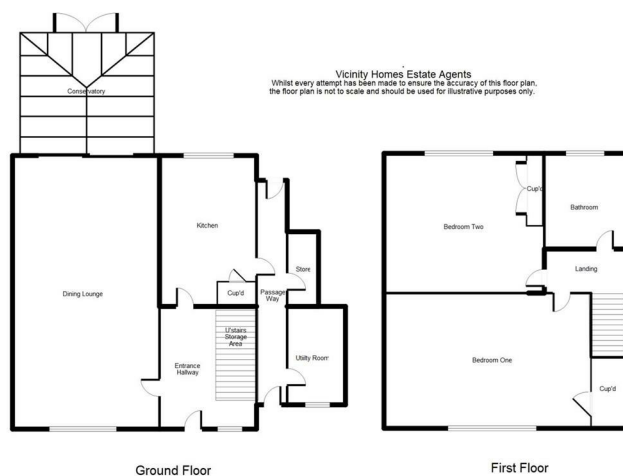
## Outside



The property is approached by a shillied front garden. To the rear of the property there is an enclosed garden with patio seating area, lawn area and an outside tap.



## Floor Plan



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/3834-2525-3300-0949-7206>

## 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. 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.

