



14 Webster Crescent, Carlisle, CA2 4DA

Offers over £120,000

Vicinity Homes are delighted to offer to the market this extended, four bedroom semi detached house situated on a corner plot 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 excellent access to the City Centre. The accommodation briefly comprises of an entrance hallway, lounge, utility room, cloakroom/WC, pantry, store room, ground floor double bedroom and a ground floor bathroom. To the first floor there are three bedrooms. The property also benefits from double glazing, central heating, on site parking and gardens to front, side and rear. 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. The property is offered to the market with no onward chain.

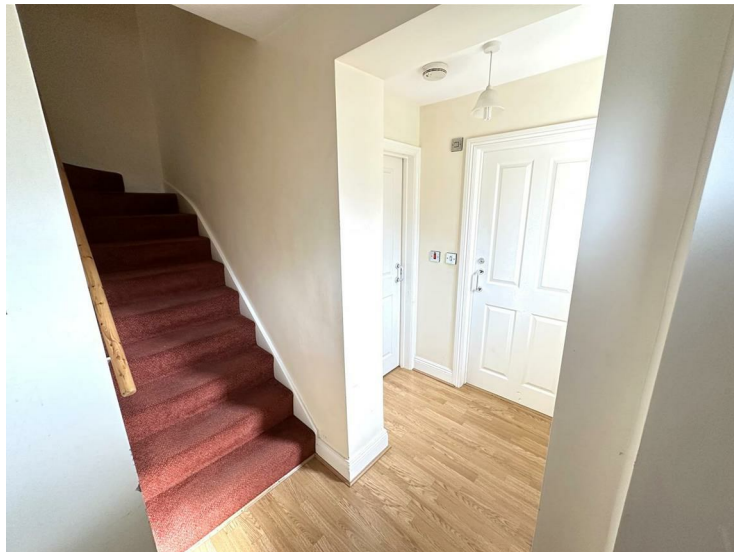
Directions

From Carlisle City Centre proceed South along Botchergate. Turn right at the traffic lights onto St Nicholas Street. Proceed over St Nicholas Bridge and onto Blackwell Road. At the five round end round about take the third exit continuing on Blackwell Road. At the next round about proceed straight ahead. Turn right onto Jubilee Road. Turn right again onto Lund Crescent. Take the first right onto Webster Crescent. The property is situated on the left hand side.

Entrance Hallway



Approached by a door to front, incorporating a double glazed obscured window to front, radiator, laminate floor and stairs to the first floor.



Lounge 14'7" max x 13'1" (4.450m max x 4.004m)



Incorporating a double glazed window to front, radiator, laminate floor and under stairs storage cupboard.



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Kitchen 12'1" x 8'8" (3.693m x 2.647m)



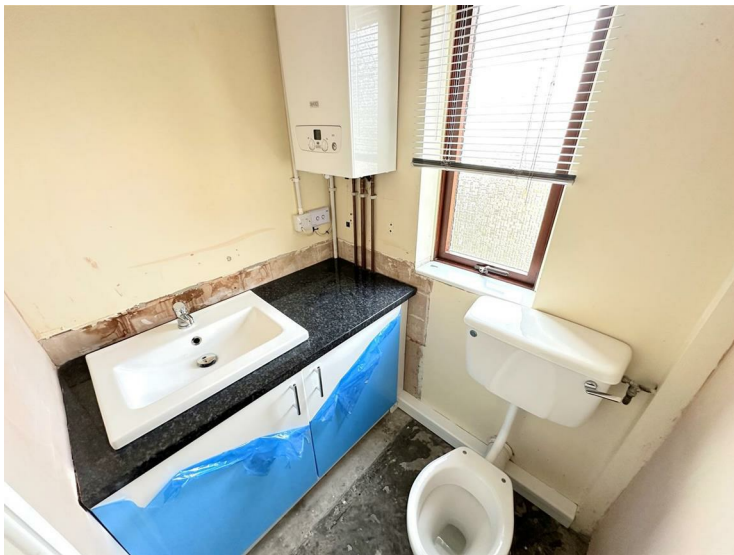
Incorporating a range of fitted wall and base units with complementary work surface over, oven point, tiled splash areas and 1.5 sink unit with mixer tap. Plumbing for a dishwasher, space for a fridge/freezer, double glazed window to rear, radiator and an extractor fan.

Utility Room 5'5" x 4'0" (1.673m x 1.232m)



Incorporating a fitted wall unit, work surface, plumbing for a washing machine and inset ceiling lights.

Cloakroom/WC 5'4" x 4'3" (1.639m x 1.317m)



Incorporating a wash hand basin set to vanity unit, WC, double glazed obscured window to rear and inset ceiling lights.

Rear Hallway

Incorporating a door to side.

Pantry Cupboard 3'7" x 2'9" (1.095m x 0.846m)

Incorporating a double glazed obscured window to side, power and lighting.

Store/Previous Utility Room 7'0" x 5'6" (2.140m x 1.694m)

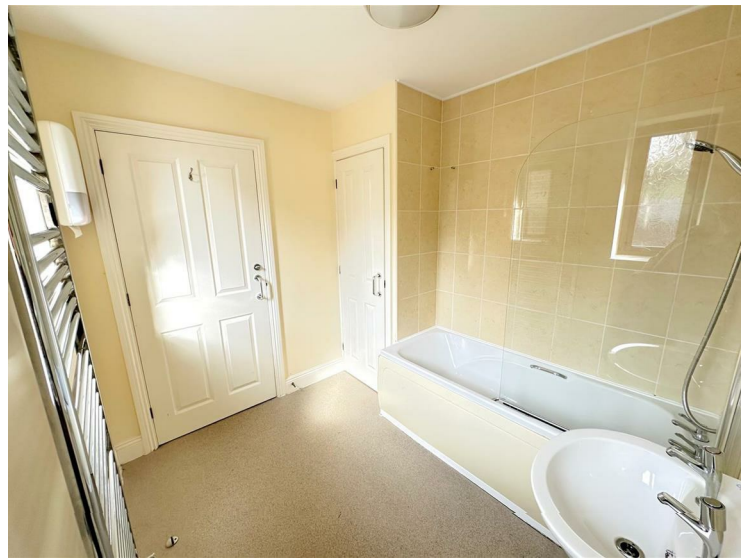
Incorporating a double glazed obscured window to rear, plumbing for a washing machine, power and lighting.

Bedroom One 12'1" x 11'1" (3.698m x 3.381m)



A double bedroom incorporating double glazed french doors to rear, two radiators and laminate floor.





Bathroom 8'0" x 7'4" (2.452m x 2.243m)

First Floor Landing

Incorporating loft access.



Bedroom Two 18'9" max x 8'8" (5.718m max x 2.648m)



Incorporating a three piece suite comprising of a bath with shower over, wash hand basin and WC. Two double glazed obscured windows to front, heated towel rail, tiled splash areas, extractor fan and built in storage cupboard.

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

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Bedroom Three 13'2" x 7'10" (4.028m x 2.395m)



Bedroom Four 9'11" max x 9'9" max (3.024m max x 2.986m max)



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



Incorporating a double glazed window to front, radiator and stairs recess.



Outside

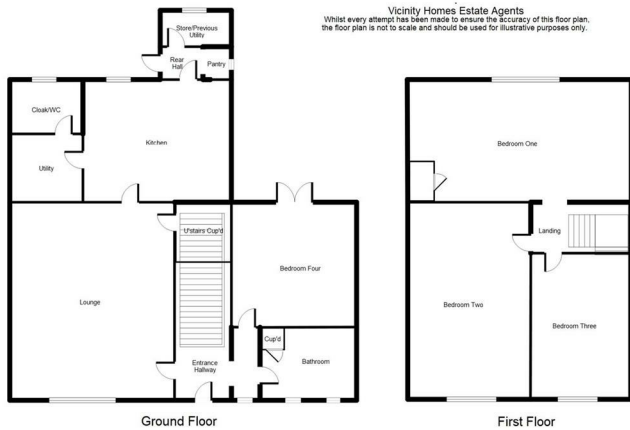


The property is approached by on site parking, shillied area and flower and shrub beds. To the side of the property there is a shillied area, patio seating area, outside tap, outside power point and gated access to the front. To the rear of the property there is an enclosed garden with shillied and patio seating areas.





Floor Plan



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

EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/9420-3003-3209-3259-0200>

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 | | |
| (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 | 81 |

| Environmental Impact (CO ₂) Rating | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
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