



**27 Moor Park Avenue, Carlisle, CA2 7LZ**

**Offers over £150,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, two double bedroom semi detached house situated in a sought after residential area to the West 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 Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge, modern dining kitchen with a range of integrated appliances and a garden room with double glazed french doors to the rear garden. To the first floor there are two double bedrooms and a bathroom. The property also benefits from double glazing, central heating, block paved on site parking for approximately four vehicles, single garage/store and a generous sized rear garden. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a first time buyer. The property is offered to the market with no onward chain.



### Directions

Proceed West along Newtown Road and onto Moorhouse Road. Turn right onto Moor Park Avenue and continue on this 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 radiator, laminate floor, under stairs storage cupboard, built in storage cupboard and stairs to the first floor.



### Dining Kitchen 17'2" x 7'9" (5.242m x 2.385m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Integrated microwave, integrated dishwasher, integrated washing machine, integrated fridge and integrated freezer. Sink unit with mixer tap, double glazed window to rear, double glazed window to side, double glazed french doors to rear, radiator and laminate floor.



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

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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**Garden Room 13'11" x 8'10" (4.257m x 2.713m)**



Incorporating double glazed french doors to rear, radiator and laminate floor.





**Lounge 11'11" x 10'10" (3.634m x 3.318m)**



Incorporating a double glazed window to front and a feature fireplace with surround, inset and hearth.

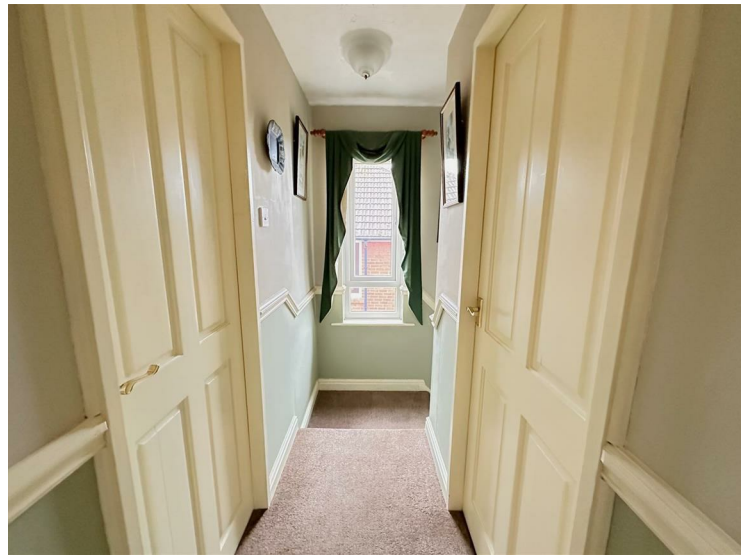




## First Floor Landing



Incorporating a double glazed window to side and loft access.





**Bedroom One 14'3" x 9'4" (4.347m x 2.857m)**



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

**Bedroom Two 10'7" x 9'2" (3.236m x 2.796m)**



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

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**Bathroom 7'10" x 7'5" (2.406m x 2.272m)**



Incorporating a three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Double glazed obscured window to side, radiator, tiled splash areas and built in storage cupboard.



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## Outside



The property is approached by block paved on site parking for approximately four vehicles, a shillied area, flower and shrub beds and access to the side of the house where there is a single garage/store and an outside tap. To the rear of the property there is a generous sized garden with a patio seating area, lawn area, raised further patio seating area, outside power point, green house, flower and shrub beds and gated access to the side.



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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/0360-2293-3360-2704-2885>

## 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](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

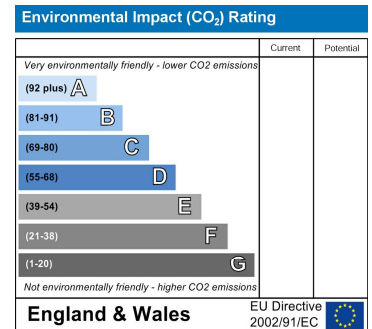
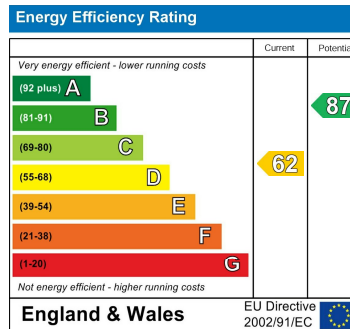
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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](mailto: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](mailto:sales@vicinityhomes.co.uk) to arrange an appointment.



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