



**255 Wigton Road, Carlisle, CA2 6JY**

**Offers over £120,000**

Vicinity Homes are pleased to offer to the market this spacious, three double bedroom semi detached house situated within a popular 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, kitchen, dining lounge, side hall and a cloakroom/WC. To the first floor there are three double bedrooms, shower room and a separate WC. The property also benefits from double glazing, central heating, on site parking and a generous sized garden to rear. Viewing is highly recommended to appreciate the property's full potential. The property does require some modernisation which is reflected in the asking price. The property is offered to the market with no onward chain.



### Directions

Proceed West along Wigton 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 and stairs to the first floor.



### Kitchen 11'4" x 10'2" (3.460m x 3.100m)



Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Tiled splash areas, 1.5 sink unit with mixer tap, plumbing for a washing machine, double glazed window to rear, radiator and under stairs storage area.



[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 20'6" x 10'10" (6.256m x 3.317m)**



**Inner Hallway**

Incorporating a door to side.

**Cloakroom/WC 5'2" x 3'9" (1.579m x 1.154m)**



Incorporating a pedestal wash hand basin, WC, double glazed obscured window to side and a heated towel rail.

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## First Floor Landing



Incorporating a double glazed window to side and loft access.



## Bedroom One 11'2" x 10'6" (3.418m x 3.216m)



A double bedroom incorporating a double glazed window to front, radiator and fitted wardrobe/storage.





**Bedroom Two 11'2" max x 8'4" min x 9'8" max (3.405m max x 2.551m min x 2.963m max)**



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



**Bedroom Three 11'8" x 6'10" (3.569m x 2.090m)**



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





**Showroom 5'5" x 4'8" (1.652m x 1.441m)**



Incorporating a shower cubicle, pedestal wash hand basin, double glazed obscured window to rear, radiator, extractor fan, splash panels and panelled ceiling.

**Separate WC 5'5" x 2'9" (1.665m x 0.842m)**



Incorporating a WC and a double glazed obscured window to rear.

**Outside**



The property is approached by on site parking and a lawn area. There is gated access to the side of the house with further parking area. To the rear of the property there is a good sized enclosed garden with lawn area.



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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.

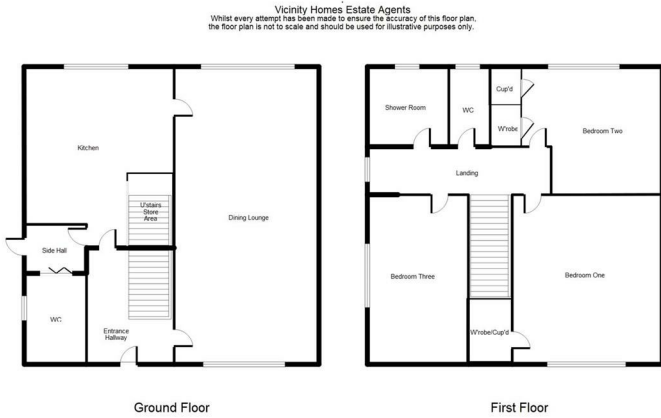
**Mailing List**

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.

**Floor Plan**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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/0340-2770-5430-2124-5081>

**Council Tax**

The property is in Council Tax Band B.

**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.

**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