



15 Newcastle Street, Carlisle, CA2 5UH

**Offers in the region of
£115,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, two double bedroom, two reception room mid terrace house situated within a popular residential area close to the City Centre. The property has great access to local amenities, regular bus route, popular Primary & Secondary Schools and has excellent access to the City Centre and the Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of a lounge, dining room, modern kitchen, rear hall and a modern four piece bathroom. To the first floor there are two double bedrooms and a WC. The property also benefits from double glazing, central heating and a rear enclosed yard. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or buy to let investors.

Directions

From Carlisle City Centre proceed West along Castle Way and turn left at the traffic lights onto Shaddongate. Turn right onto Kendal Street and follow the road round to Newcastle Street. The property is situated on the right hand side and can be identified by our "For Sale" sign.

Lounge 12'0" x 11'5" (3.664m x 3.488m)



Approached by a door to front, incorporating a double glazed window to front, radiator, laminate floor and coving to the ceiling.



Dining Room 12'10" x 11'11" (3.914m x 3.651m)



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

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Kitchen 11'9" x 6'7" (3.586m x 2.027m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Tiled splash areas, sink unit with mixer tap, plumbing for a washing machine and space for a fridge/freezer. Double glazed window to side, panelled ceiling and tiled floor.



Rear Hallway

Incorporating a door to side, tiled floor and panelled ceiling.

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Bathroom 7'11" x 6'7" (2.425m x 2.031m)



Incorporating a modern four piece comprising of a bath, shower cubicle with waterfall shower & shower attachment, pedestal wash hand basin and WC. Double glazed obscured window to side, heated towel rail, tiled floor, tiled splash areas, panelled ceiling and extractor fan.



First Floor Landing

Bedroom One 11'6" x 10'8" (3.524m x 3.272m)



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

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Bedroom Two 11'11" max x 6'2" min x 12'11" (3.641m max x 1.888m min x 3.958m)



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



WC 4'1" x 2'7" (1.270m x 0.790m)



Incorporating a pedestal wash hand basin, WC, tiled splash areas and tiled floor.

Outside



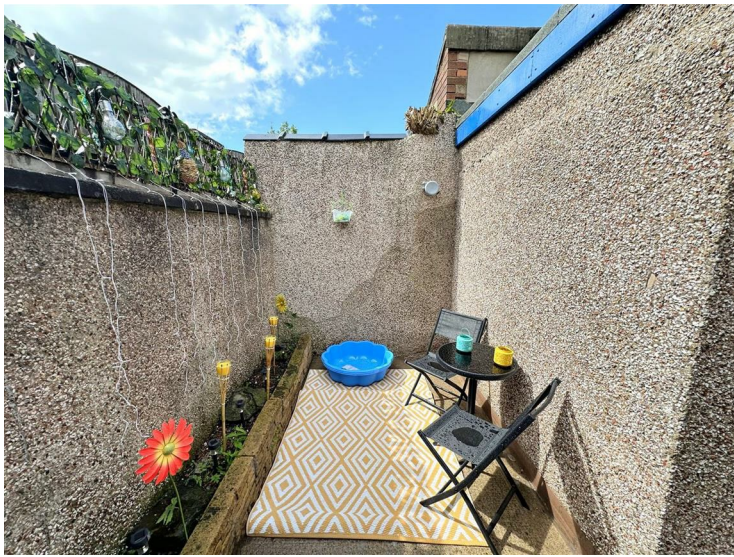
To the rear of the property there is an enclosed yard with an outside tap, seating area, flower and shrub beds and gated access to the rear.

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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/6037-7229-1200-0147-3292>

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.

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	

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			
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