



20 Wastwater Close, Carlisle, CA2 5QJ

**Offers in the region of
£120,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, two bedroom end link house situated within a cul-de-sac location 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 City Centre and the Western City Bypass. The accommodation has been upgraded by the current vendor and briefly comprises of an entrance vestibule area, lounge and a modern kitchen. To the first floor there are two bedrooms and a modern bathroom. The property also benefits from double glazing, central heating, on site parking for three/four vehicles and a garden to 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

Proceed West along Wigton Road, turn left onto Bassenthwaite Street and right onto Abbots Road. Turn right onto Wastwater Close. The property is situated straight ahead and can be identified by our "For Sale" sign.

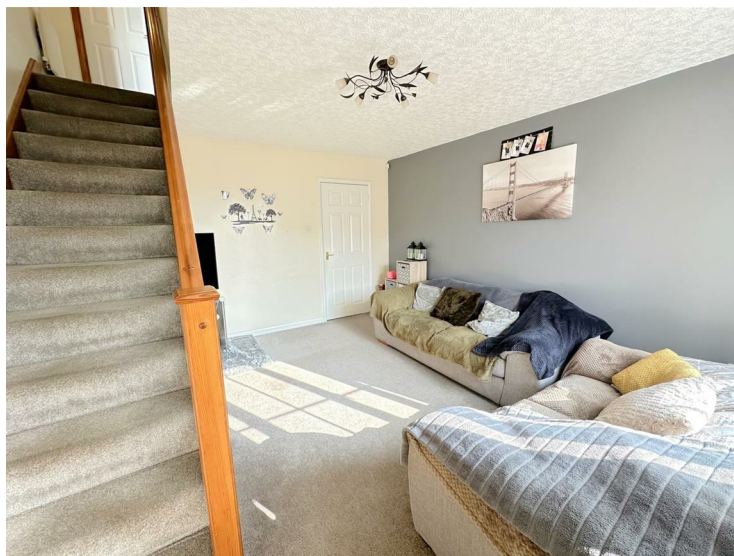
Entrance Vestibule Area

Approached by a door to front.

Lounge 13'9" x 12'3" max (4.204m x 3.735m max)



Incorporating a double glazed window to front, radiator, under stairs area and stairs to the first floor.



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Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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Kitchen 12'2" x 7'9" (3.713m x 2.372m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Sink unit with mixer tap, double glazed window to rear, radiator, plumbing for a washing machine and space for a tumble dryer. Door to rear, space for a fridge/freezer and laminate floor.

First Floor Landing



Incorporating a radiator and loft access.

Bedroom One 12'2" max x 12'2" max (3.729m max x 3.720m max)



A double bedroom incorporating two double glazed windows to front, radiator and built in storage cupboard.

Bedroom Two 9'4" x 5'10" (2.850m x 1.801m)



Incorporating a double glazed window to rear and a radiator.



Outside



Bathroom 5'11" x 5'6" (1.812m x 1.678m)

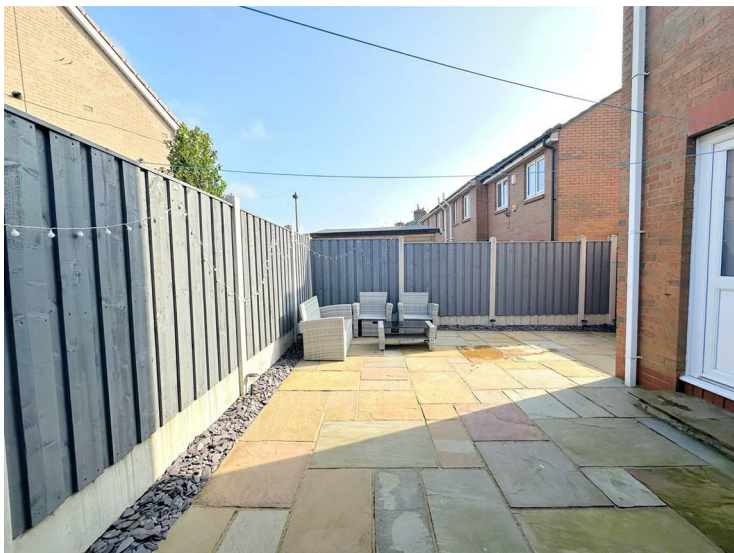


Incorporating a modern three piece suite comprising of a bath with waterfall shower over & shower attachment, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, heated towel rail, splash panels, panelled ceiling, inset ceiling lights and extractor

The property is approached by on site parking for two/three vehicles and a shillied area providing further off street parking. There is also an outside power point. To the rear of the property there is an enclosed garden with patio seating area, outside tap and gated access to the front.



Floor Plan



Vicinity Homes Estate Agents
Whilst every attempt has been made to ensure the accuracy of this floor plan,
the floor plan is not to scale and should be used for illustrative purposes only.



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EPC Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/0344-2826-7021-9826-3741>

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.

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.

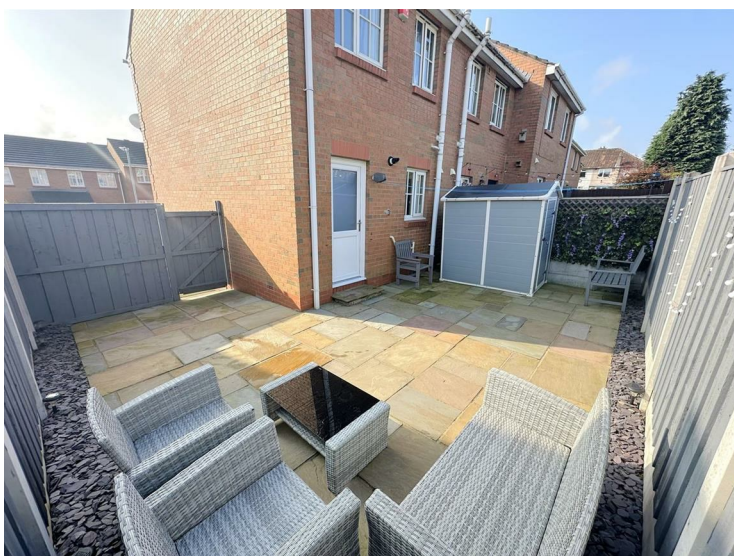
Referral Fees - Vicinity Homes work with preferred conveyancers for a house sale or purchase. You are under no obligation to use their services. Should you choose to use them, Vicinity Homes Estate Agents will receive a referral fee of between £120.00 to £150.00 on completion of a sale or purchase.

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.



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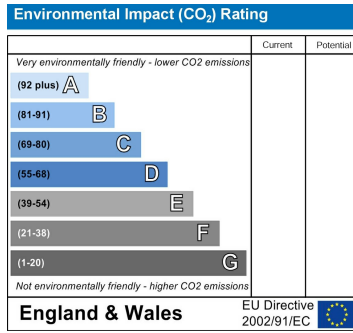
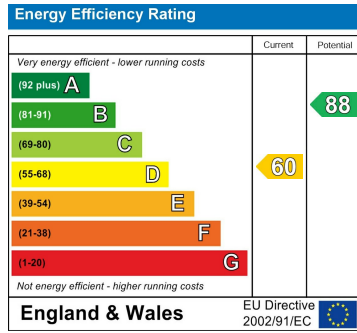
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Free, No Obligation Valuation

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.



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