



216 Wherside, Carlisle, CA2 6SU

**Offers in the region of
£89,950**

Vicinity Homes are delighted to offer to the market this spacious two double bedroom end link house situated within a popular 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 vestibule, open plan dining lounge and a kitchen. To the first floor there are two double bedrooms and a modern bathroom. The property also benefits from double glazing, central heating, rear garden and a garage. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for 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 West along Wigton Road, turn right onto Queensway and turn right into the first cul-de-sac on Whernside. The property is situated on the right hand side and can be identified by our "For Sale" sign.

Entrance Vestibule

Approached by a door to front, incorporating laminate floor.

Lounge 15'8" max x 12'6" min x 12'5" max (4.797m max x 3.822m min x 3.793m max)



Incorporating a double glazed window to front, two radiators, laminate floor, built in storage cupboard, coving to the ceiling and stairs to the first floor.



Dining Room 11'2" x 8'9" (3.416m x 2.673m)

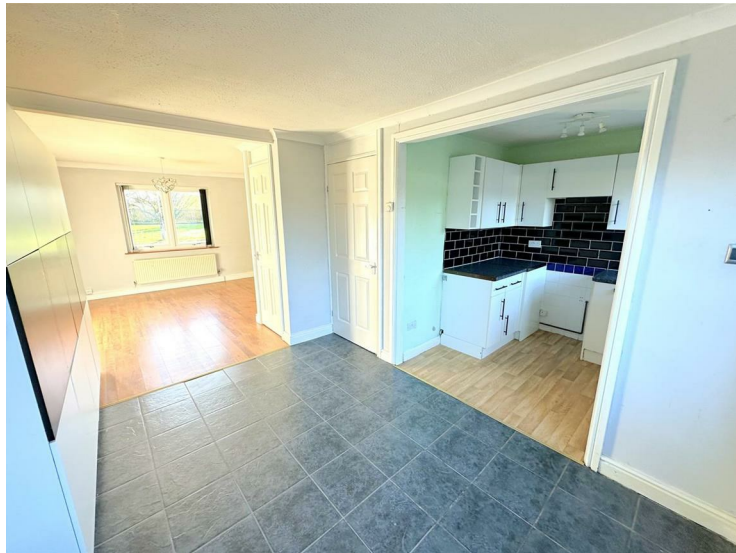


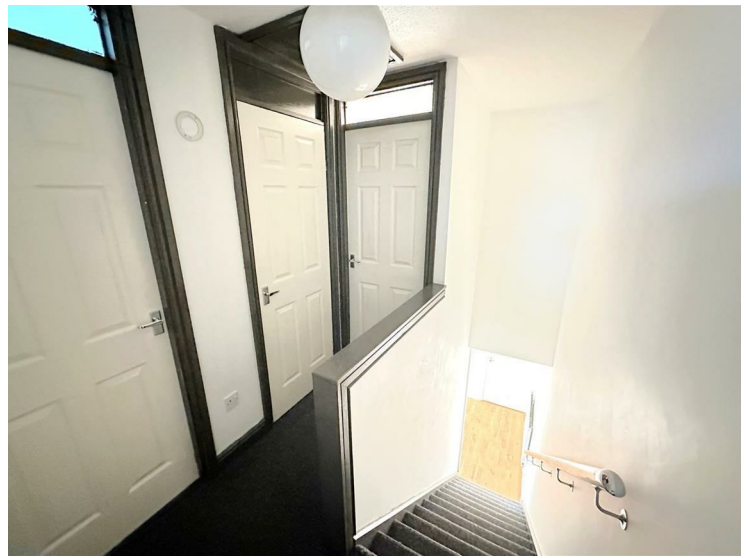
Incorporating a double glazed window to rear, door to rear, radiator, tiled floor, coving to the ceiling and built in storage cupboard.

Kitchen 7'5" x 6'7" (2.278m x 2.013m)



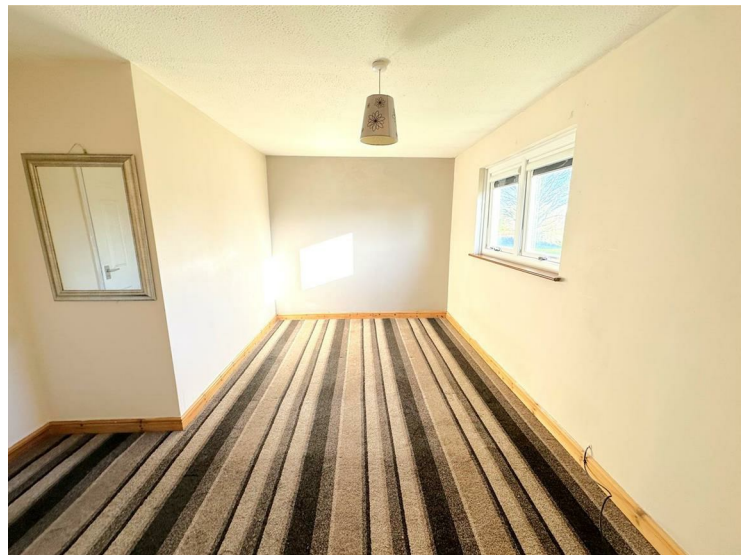
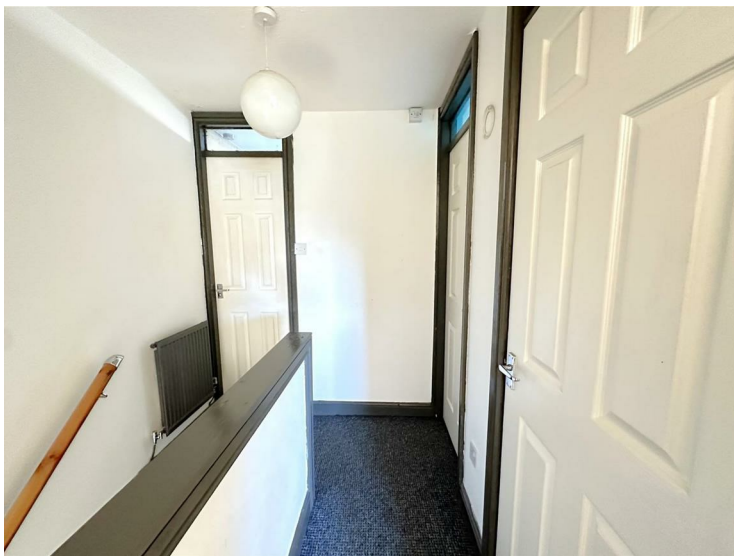
Incorporating a range of fitted wall and base units with work surface over, oven point and sink unit. Tiled splash areas, double glazed window to rear, plumbing for a washing machine and space for a fridge/freezer.





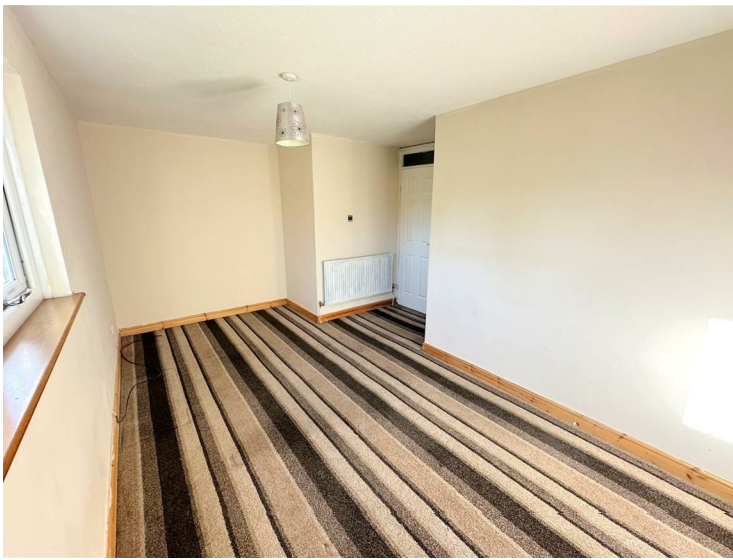
First Floor Landing

Bedroom One 15'9" x 12'5" min x 8'7" (4.802m x 3.787m min x 2.623m)



Incorporating a radiator, built in storage cupboard and loft access.

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



Bedroom Two 15'8" x 7'10" (4.782m x 2.390m)



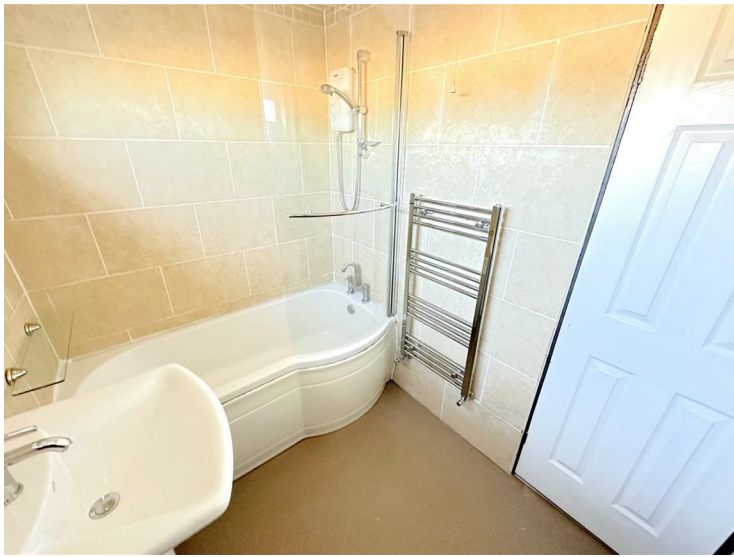
Bathroom 7'5" x 5'5" (2.272m x 1.655m)



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



Incorporating a three piece suite comprising of a bath with mixer tap and shower over, pedestal wash hand basin and WC. Double glazed obscured window to rear, heated towel rail, tiling to all walls, extractor fan and panelled ceiling.



Outside

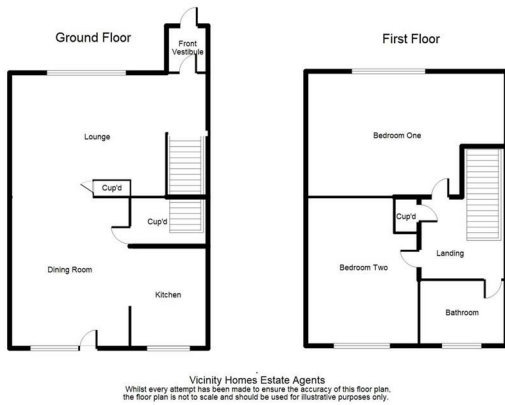
Single Garage 21'10" x 8'3" (6.666m x 2.528m)



To the rear of the property there is an enclosed garden with shillied area, outside tap, gated access to rear and access into the garage. There is a single garage and a parking space to the side.

Incorporating an up and over door and door into the rear garden.

Floor Plan



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

EPC Band C

<https://find-energy-certificate.service.gov.uk/energy-certificate/8476-7626-4610-9554-2922>

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	85

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		
England & Wales	EU Directive 2002/91/EC	

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