



1 Hicks Terrace, Off Eden Street, Carlisle, CA3 9LW

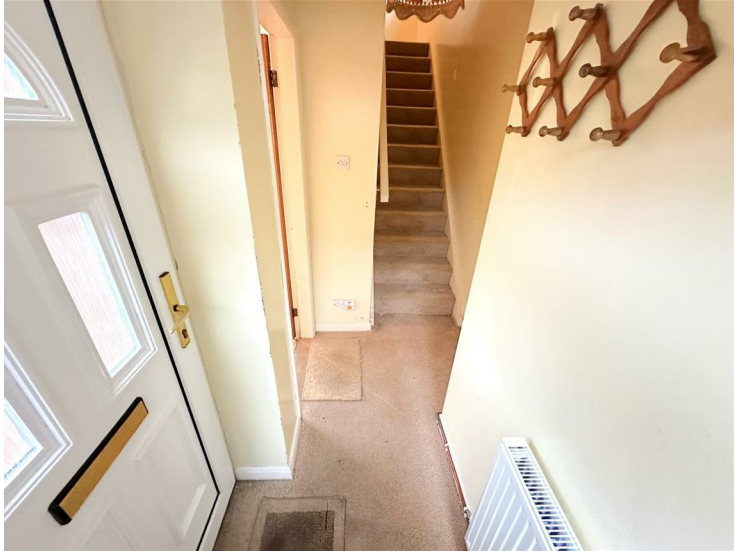
**Offers in the region of
£100,000**

Vicinity Homes are delighted to offer to the market this deceptively spacious, two double bedroom semi detached house situated on a side street just off Eden Street in Stanwix. The property is close to regular bus routes, popular Primary & Secondary Schools, has excellent access to the City Centre and the Western City Bypass providing transport links to the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge and a dining kitchen. To the first floor there are two double bedrooms and a bathroom. The property also benefits from double glazing, central heating and gardens to front and rear. The property does require modernisation which is reflected within the asking price. The property is offered to the market with no onward chain. An ideal purchase for an investor or first time buyer!

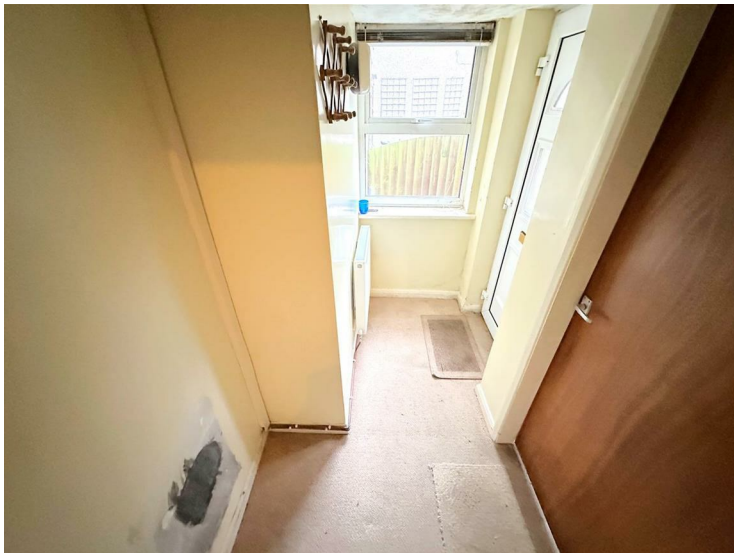
Directions

Proceed North up Stanwix Bank and turn left at the traffic lights onto Etterby Street. Continue on this road. Turn right onto Eden Street. The property is situated down a side street on the left hand side, just after Garden Street.

Entrance Hallway



Approached by a door to front, incorporating a double glazed window to side, radiator and stairs to the first floor.



Lounge 14'5" x 11'4" (4.400m x 3.467m)



Incorporating a double glazed window to front, radiator, feature fireplace and coving to the ceiling.



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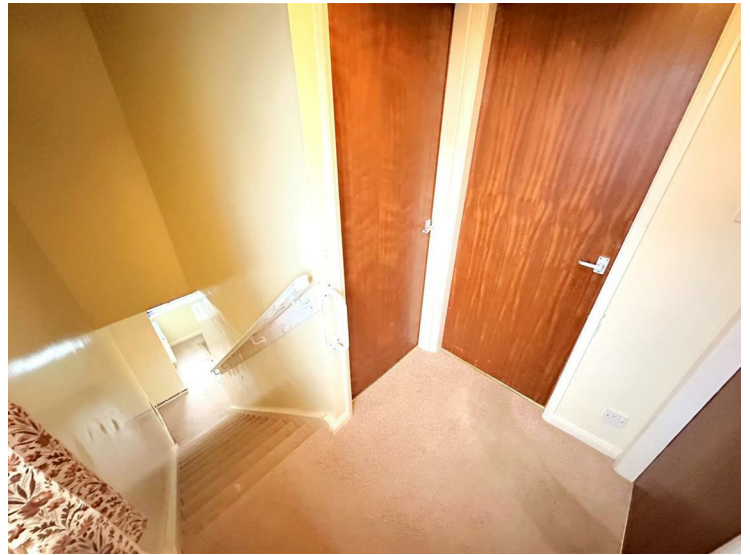
Dining Kitchen 14'6" x 10'0" (4.441m x 3.058m)



Incorporating a range of fitted wall and base units with complementary work surface over, oven point and cooker hood. Tiled splash areas, sink unit with mixer tap, plumbing for a washing machine, space for a fridge/freezer, double glazed window to rear, double glazed window to front, radiator and an under stairs storage cupboard with a window to rear.



First Floor Landing



Incorporating a double glazed window to rear and loft access.



Bedroom One 12'0" max x 11'5" (3.683m max x 3.503m)



A double bedroom incorporating a double glazed window to front, radiator, coving to the ceiling, built in storage cupboard housing the boiler and fitted wardrobe/storage.



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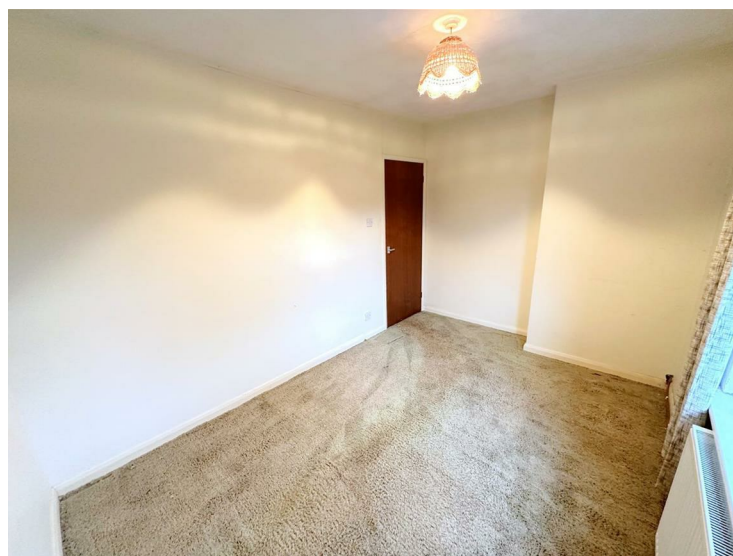
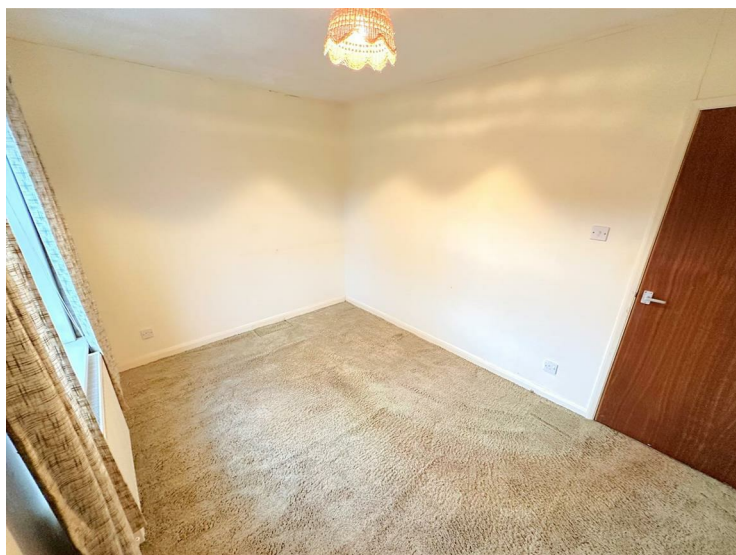
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Bedroom Two 12'5" max x 8'6" (3.799m max x 2.612m)



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



Bathroom 8'1" x 5'8" (2.485m x 1.735m)



Incorporating a three piece suite comprising of a bath with mixer tap and shower attachment, pedestal wash hand basin and WC. Double glazed obscured window to rear and a radiator.



Outside



The property has a garden to the front which has paved seating areas and can be used as a parking space. To the rear of the property there is a paved seating area with gated access to the front



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Floor Plan



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

Tenure

We have been informed the property is Freehold.

Council Tax

The property is in Council Tax Band B.

EPC Band C

<https://find-energy-certificate.service.gov.uk/energy-certificate/2672-3945-0202-5084-2200>

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

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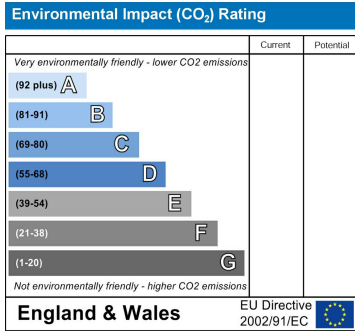
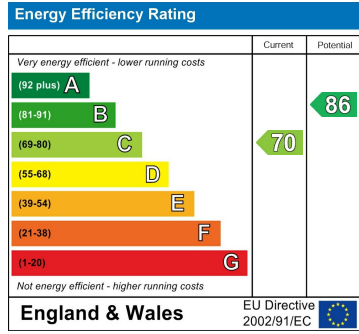
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Free, No Obligation Valuation

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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