

23 Margery Street, Carlisle, CA1 2BE

**Offers in the region of
£120,000**

Vicinity Homes are delighted to offer to the market this spacious two double bedroom with an attic room, mid terrace house situated within a sought after residential area to the East of Carlisle City Centre. The property is close to a range of local amenities, popular Primary & Secondary Schools, regular bus routes and has excellent access to the City Centre and the M6 Motorway. The accommodation is split over three floors and briefly comprises of an entrance vestibule, hallway, sitting room, lounge and a kitchen. To the first floor there are two double bedrooms, bathroom and stairs leading to the attic room. The property also benefits from double glazing, central heating, front forecourt and a rear enclosed yard. The property does require some upgrading which is reflected in the asking price. An ideal purchase for first time buyers or a buy to let investor. The property is offered to the market with no onward chain.

Directions

Proceed East along Warwick Road. Turn right onto Greystone Road. Turn right onto Jackson Street and left onto Margery Street. The property is situated on the right hand side and can be identified by our "For Sale" sign.

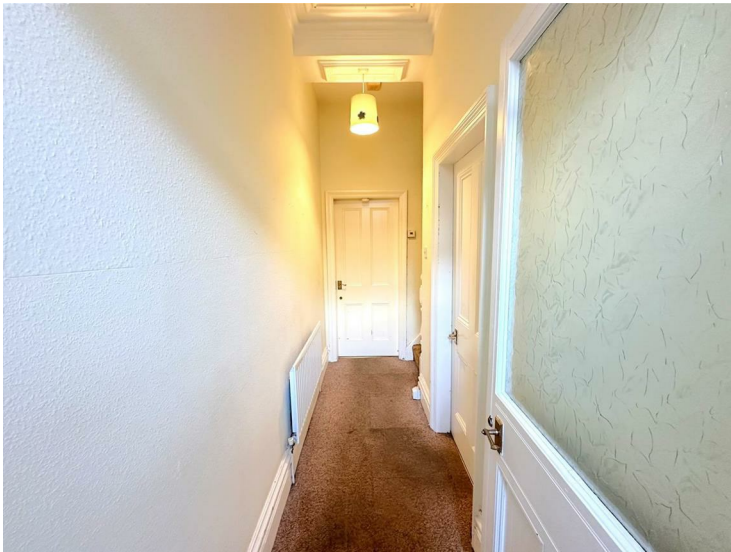
Entrance Vestibule

Approached by a door to front, incorporating coving to the ceiling.

Hallway



Incorporating a radiator, coving to the ceiling and stairs to the first floor.



Sitting Room 11'11" x 11'3" (3.650m x 3.439m)



Incorporating two double glazed windows to front, radiator, feature fireplace and coving to the ceiling.



Lounge 11'10" x 13'7" (3.627m x 4.155m)



Incorporating a double glazed window to rear, radiator, under stairs storage cupboard and a feature fireplace.



Kitchen 15'0" x 7'3" (4.584m x 2.219m)



Incorporating a range of fitted wall and base units with work surface over, oven point, tiled splash areas and 1.5 sink unit with mixer tap. Plumbing for a washing machine, space for a fridge/freezer, two double glazed windows to side, door to side, radiator, laminate floor and loft access.



First Floor Landing



Incorporating stairs to the attic room.

Bedroom One 15'1" x 8'8" (4.620m x 2.644m)



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

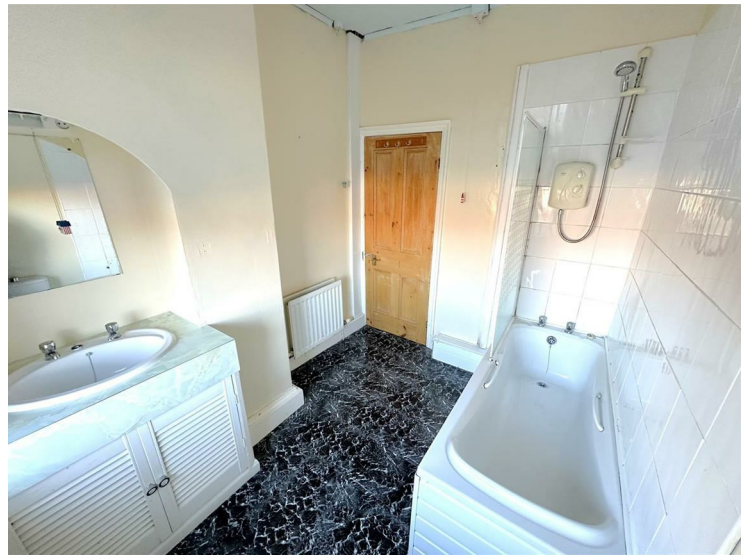


Bedroom Two 12'0" x 7'7" (3.675m x 2.329m)

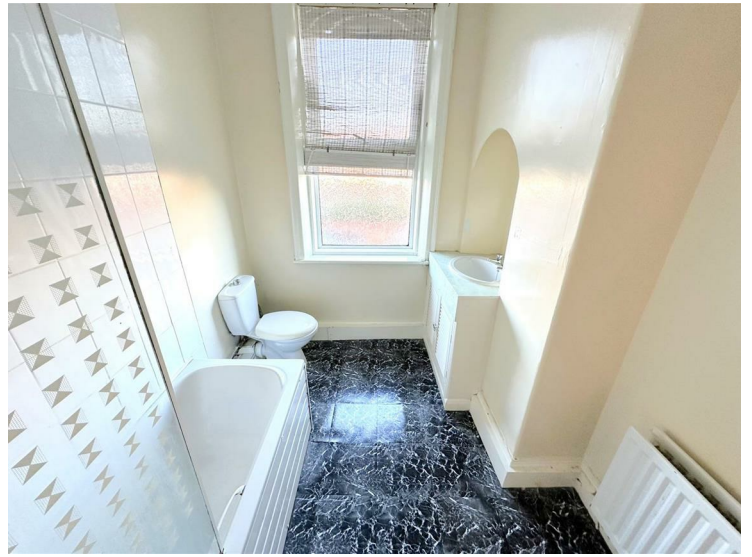
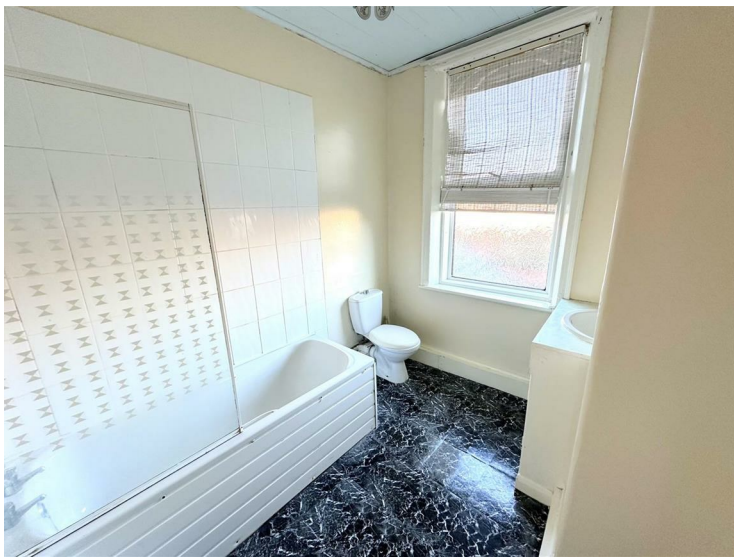


A double bedroom incorporating a double glazed window to rear, radiator and under stairs walk in storage area.



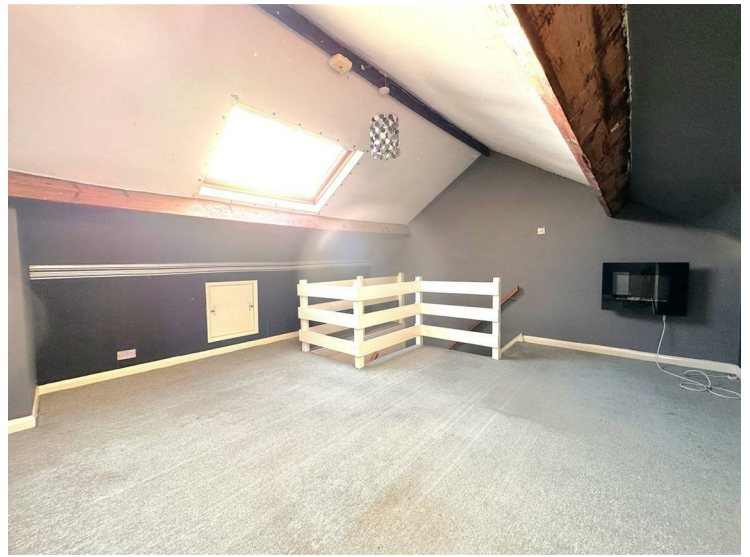


Bathroom 8'9" x 7'2" (2.691m x 2.195m)

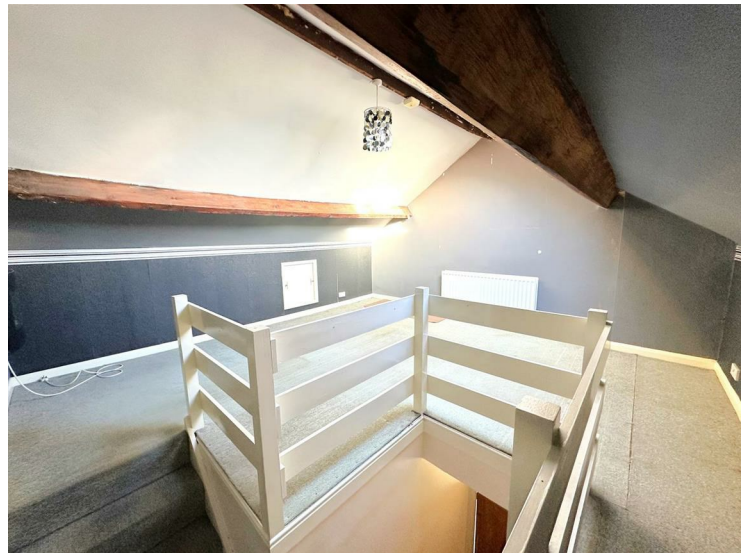
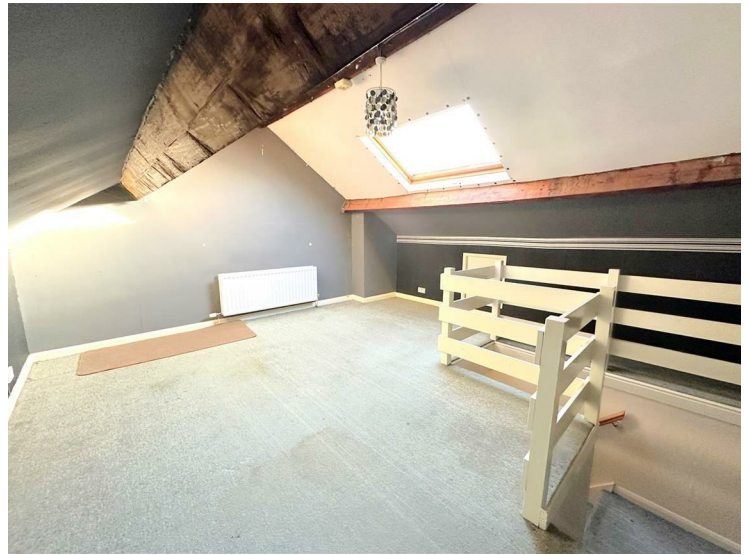
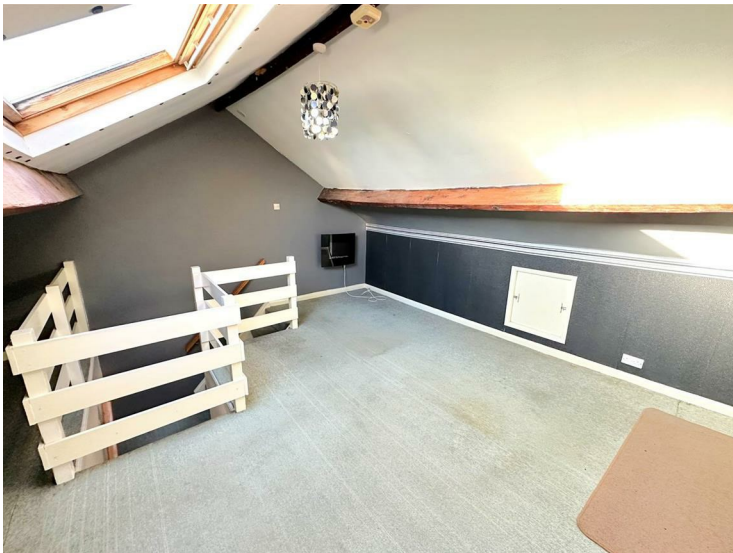


Incorporating a three piece suite comprising of a bath with shower over, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, radiator and panelled ceiling.

Attic Room 15'2" max x 14'11" max (4.634m max x 4.557m max)



Incorporating a double glazed skylight to front, radiator and storage into the eaves. Please note there is some restricted head height.



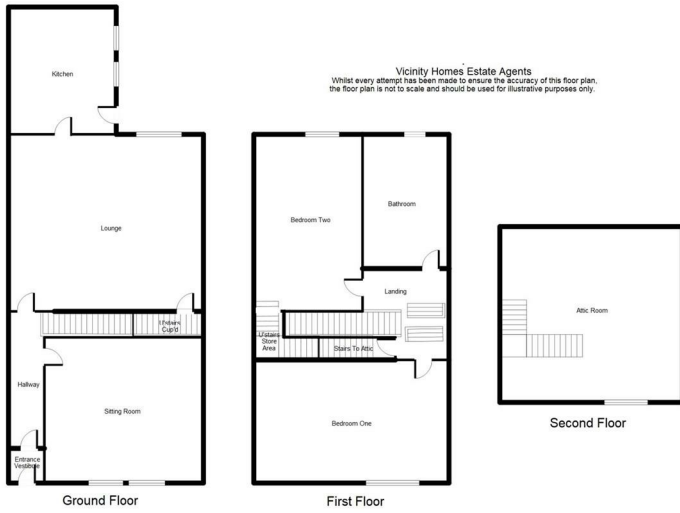
Outside



The property is approached by a front forecourt with shillied area and flower and shrub beds. To the rear of the property there is an enclosed yard with patio seating areas, shillied area, outside tap and gated access to the rear.



Floor Plan



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		82
(69-80) C		
(55-68) D		
(39-54) E	58	
(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		
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/2335-5529-7400-0830-5292>

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.

www.vicinityhomes.co.uk

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