



**12 Moorwood Close, Carlisle, CA1 2LB**

**Offers over £150,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, three bedroom semi detached house situated within a popular residential area to the East 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 M6 Motorway. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, modern dining kitchen with a range of integrated appliances, good sized lounge and a conservatory. To the first floor there are three bedrooms and a wet room. The property also benefits from double glazing, central heating, on site parking for two vehicles and gardens to front and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for first time buyers or a family. The property is offered to the market with no onward chain.

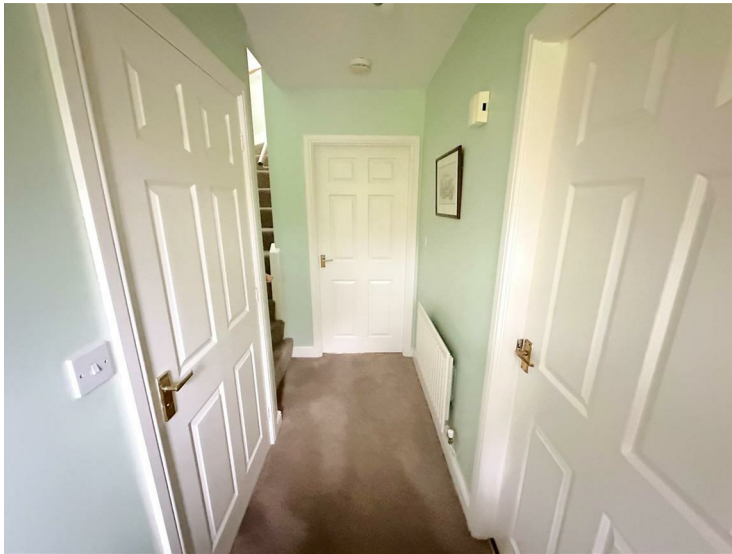
### Directions

From Carlisle City Centre proceed East along Warwick Road. Turn right at the traffic lights onto Eastern Way. Turn right onto Durrhill Road. Turn left at the round about. Turn right onto Pasture Walk and right again onto Moorwood Close. The property is situated on the right hand side and can be identified by our "For Sale" sign.

### Entrance Hallway



Approached by a door to front, incorporating a radiator and stairs to the first floor.



### Cloakroom/WC 5'10" x 3'4" (1.798m x 1.019m)

Incorporating a wash hand basin, WC, double glazed obscured window to front, radiator and tiled splash areas.

### Modern Dining Kitchen 12'6" x 8'11" (3.828m x 2.736m)



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, splash backs, integrated washing machine and integrated dishwasher. Integrated fridge, integrated freezer, double glazed window to front, radiator and laminate floor.



[www.vicinityhomes.co.uk](http://www.vicinityhomes.co.uk)

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

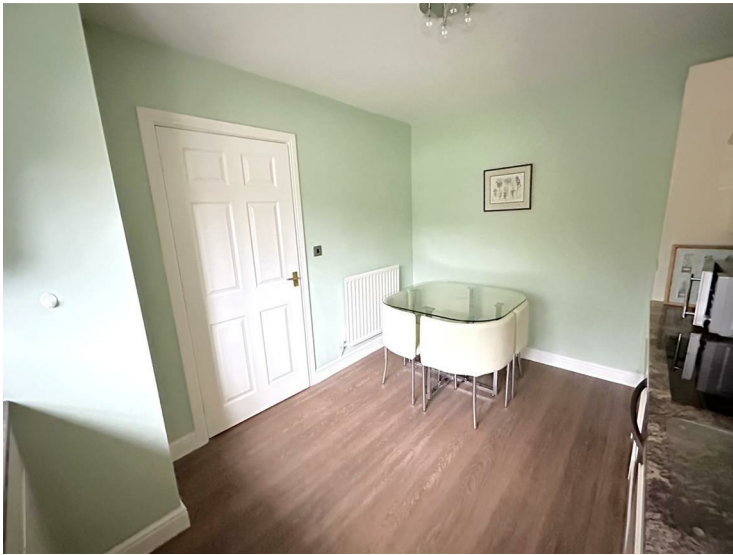
T: 01228 599011

E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)

**Lounge 16'7" max x 13'9" max (5.065m max x 4.209m max)**



Incorporating a feature fireplace with surround, inset and hearth. Double glazed window to rear, double glazed french doors to rear, two radiators and under stairs storage cupboard.



**Conservatory 10'0" x 9'9" (3.070m x 2.989m)**



Incorporating a door to side and laminate floor.



## First Floor Landing



Incorporating a double glazed window to side, loft access and built in storage cupboard.



## Bedroom One 14'2" max x 9'10" max (4.319m max x 3.004m max)



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



[www.vicinityhomes.co.uk](http://www.vicinityhomes.co.uk)

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)

**Bedroom Two 12'3" max x 9'6" (3.743m max x 2.896m)**



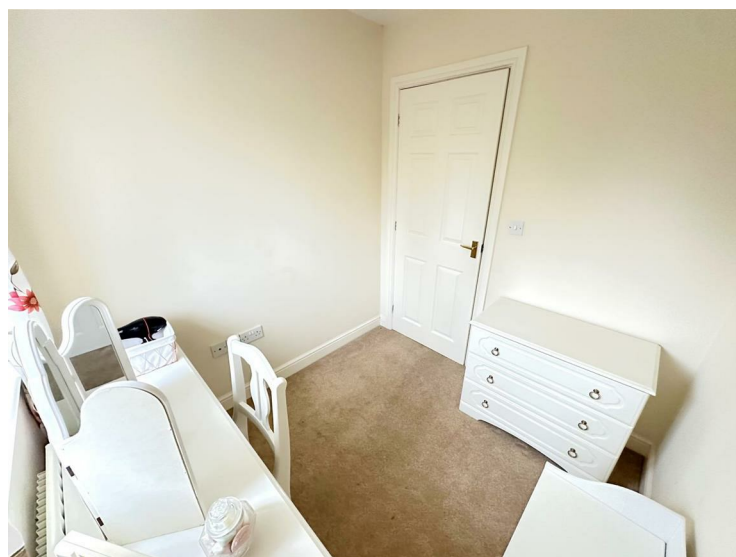
A double bedroom incorporating a double glazed window to rear and a radiator.



**Bedroom Three 7'2" x 6'9" (2.189m x 2.068m)**

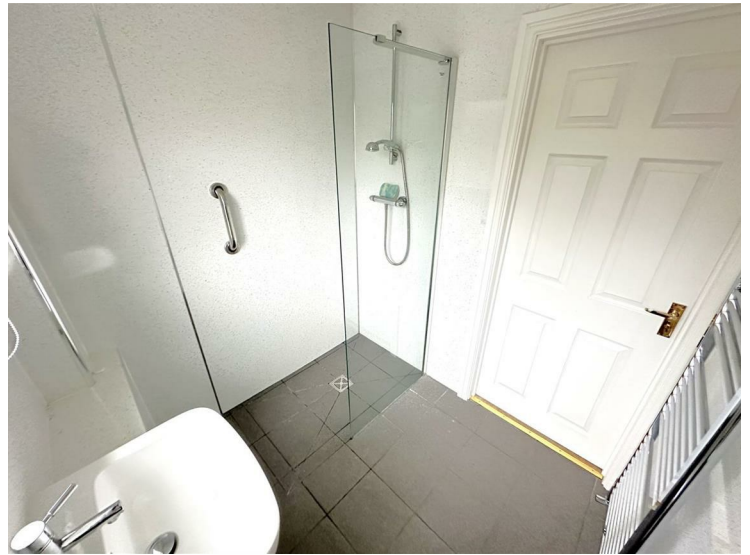


Incorporating a double glazed window to rear and a radiator.





**Wet Room 6'4" x 5'10" (1.949m x 1.787m)**



Incorporating a walk in shower, pedestal wash hand basin and WC. Double glazed obscured window to front, heated towel rail, tiled floor, splash boards and extractor fan.

[www.vicinityhomes.co.uk](http://www.vicinityhomes.co.uk)

Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: [sales@vicinityhomes.co.uk](mailto:sales@vicinityhomes.co.uk)



## Outside



The property is approached by on site parking for two vehicles and a lawn area. To the rear of the property there is an enclosed garden with patio seating areas, shilled areas, flower and shrub beds and gated access to the front.

## 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/0467-2852-7989-9901-3121>

## 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](mailto: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.

