



**39 Colville Street, Carlisle, CA2 5HT**

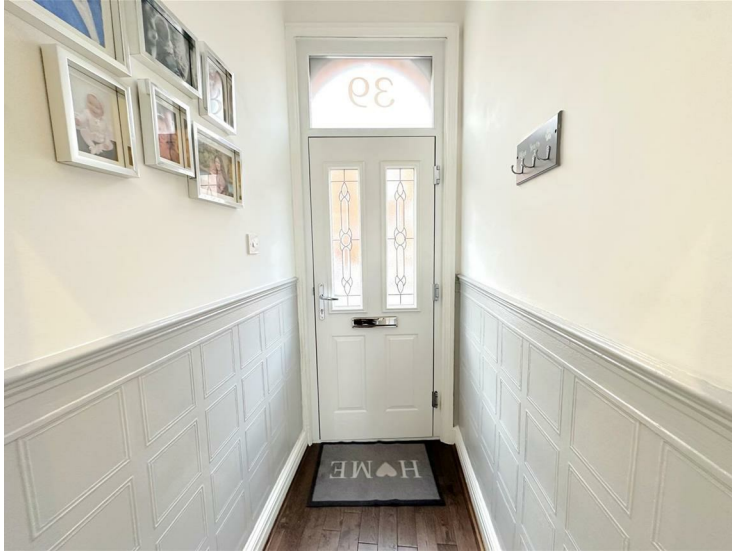
**Offers in the region of  
£119,995**

Vicinity Homes are delighted to offer to the market this immaculately presented, two double bedroom, two reception room mid terrace house in a popular residential area to the South West of Carlisle City Centre. The property is close to a range of local amenities, regular bus routes, popular Primary & Secondary Schools and has excellent access to the City Centre. The accommodation is split over three floors and briefly comprises of an entrance vestibule, hallway, lounge, dining/family room with a stove, kitchen, rear hallway and a modern bathroom. To the first floor there are two double bedrooms and a stair case with access to the attic room. The property also benefits from double glazing, central heating and a rear enclosed yard with an out building for storage. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a first time buyer or a buy to let investor. The property is offered to the market with no onward chain.

### Directions

Proceed along Denton Street and turn right onto Norfolk Street. Turn right onto Colville Street. The property is situated on the right hand side and can be identified by our "For Sale" sign.

### Entrance Vestibule

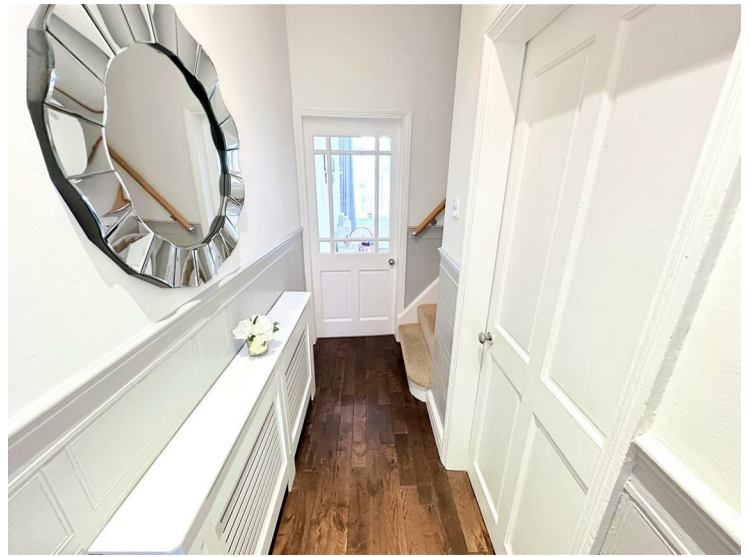


Approached by a door to front, incorporating oak flooring and coving to the ceiling.

### Hallway



Incorporating a radiator, oak flooring, inset ceiling lights, coving to the ceiling and stairs to the first floor.



### Lounge 11'11" x 10'6" (3.654m x 3.223m)



Incorporating a double glazed window to front, radiator, oak flooring, coving to the ceiling, ceiling rose and a feature fireplace with surround, inset and hearth.

**Dining/Family Room 13'8" max x 12'2" (4.175m max x 3.713m)**



Incorporating a double glazed window to rear, radiator, laminate floor, coving to the ceiling, inset ceiling lights, under stairs storage cupboard and a feature fireplace with a stove.



**Kitchen 13'9" x 7'9" (4.193m x 2.385m)**



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Tiled splash areas, sink unit with mixer tap, plumbing for a dishwasher, plumbing for a washing machine and space for a tumble dryer. Double glazed window to side, radiator, tiled floor, inset ceiling lights, loft access and space for a fridge/freezer.

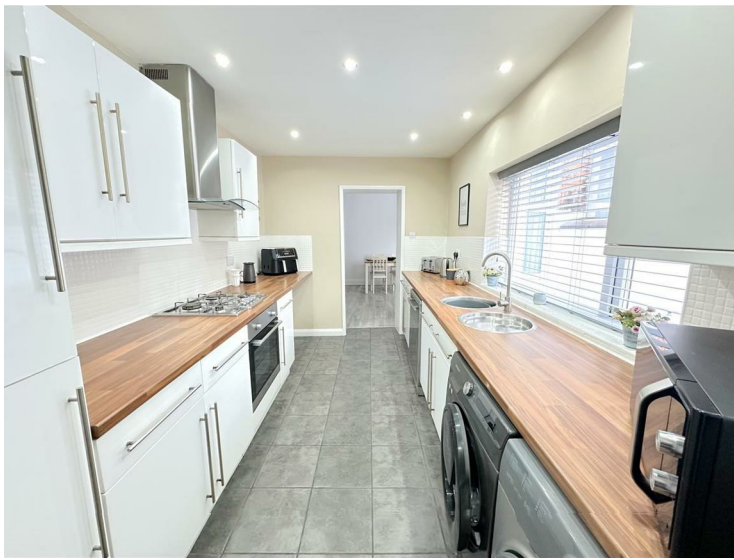


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Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

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**Bathroom 6'10" x 6'3" (2.091m x 1.915m)**



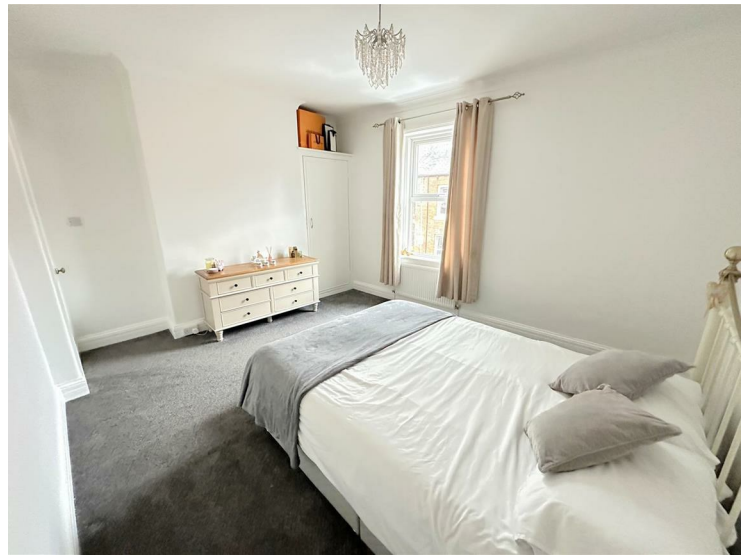
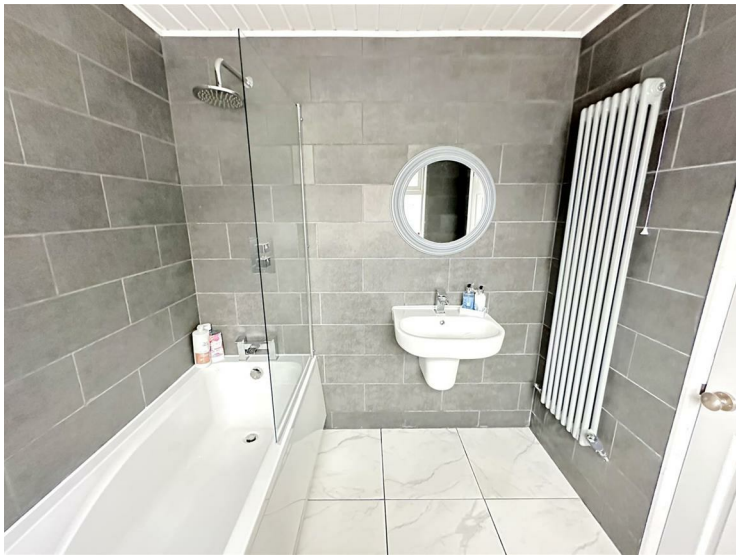
Incorporating a modern three piece suite comprising of a bath with mixer tap and waterfall shower over, wash hand basin and WC. Double glazed obscured window to side, modern radiator, tiled floor, tiling to all walls, extractor fan, panelled ceiling and inset ceiling lights.



**Rear Hallway**

Incorporating a stable style doors to side, tiled floor and built in storage cupboard.



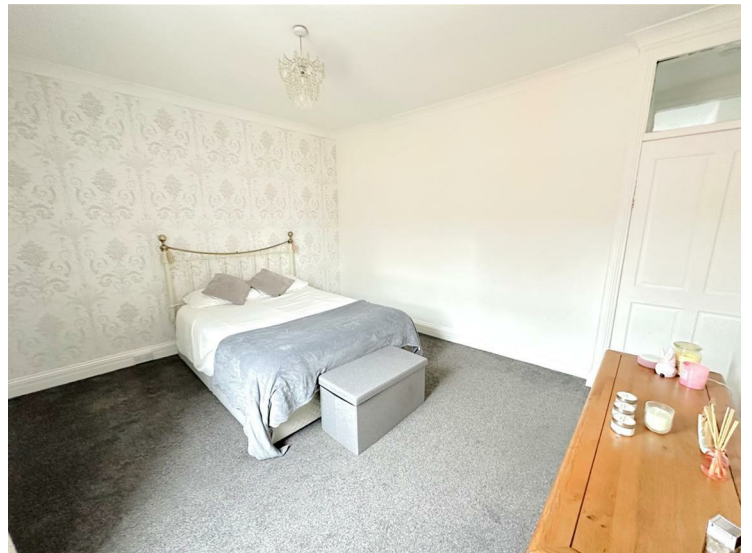


### First Floor Landing

### Bedroom One 13'5" x 12'1" (4.110m x 3.690m)



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



**Bedroom Two 12'8" x 12'4" (3.861m x 3.765m)**



A double bedroom incorporating a double glazed window to rear, radiator, built in storage cupboard and stairs to the attic room.



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Attic Room 17'9" max x 12'9" (5.416m max x 3.911m)



Accessed via a stair case from bedroom two, incorporating a double glazed skylight to rear, power and lighting. Please note, there is some restricted head height.

Outside



To the rear of the property there is an enclosed yard with an out building for storage and gated access to the rear.





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.

### Floor Plan



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

### EPC Band E

<https://find-energy-certificate.service.gov.uk/energy-certificate/0543-2817-7991-9796-0481>

### 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

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	46	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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