



10 Flower Street, Carlisle, CA1 2JW

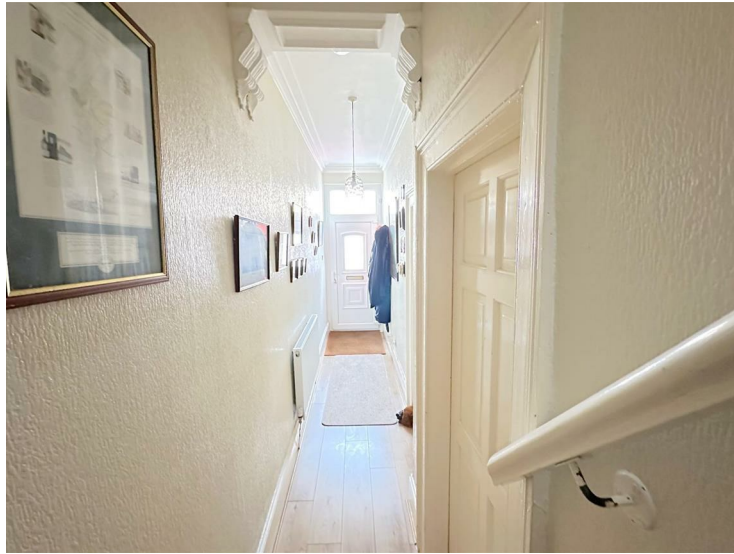
Offers over £140,000

Vicinity Homes are delighted to offer to the market this deceptively spacious, three double bedroom mid terrace house situated in a popular residential area within a short walking distance to the 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 and the M6 Motorway. The accommodation is split over three floors and briefly comprises of an entrance hallway, sitting room, lounge and an L shaped dining kitchen. To the first floor there are two double bedrooms, bathroom and a stair case with access to the attic double bedroom. The property also benefits from double glazing, central heating and a good sized yard to rear. 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.

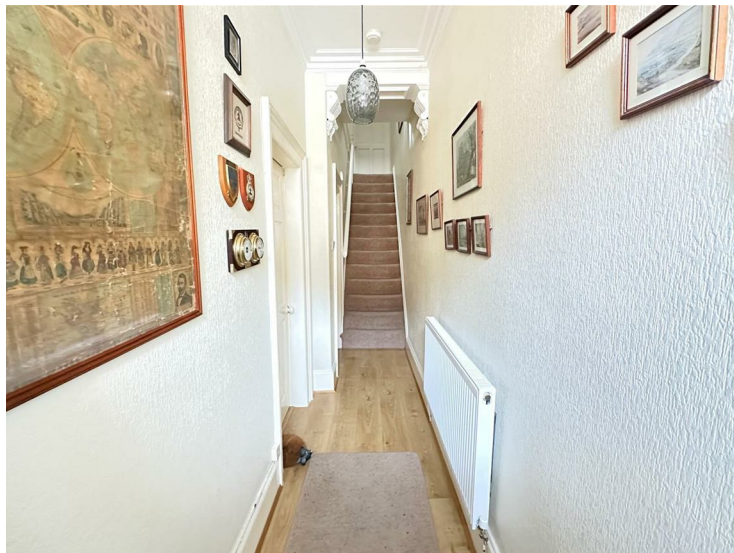
Directions

Proceed South along London Road. Turn left onto Gray Street and left again onto Flower Street. The property is situated on the left hand side and can be identified by our "For Sale" sign.

Entrance Hallway



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



Sitting Room 12'10" x 12'1" (3.922m x 3.685m)



Incorporating a double glazed window to front, radiator, laminate floor, coving to the ceiling, ceiling rose and french doors to the lounge.



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Lounge 13'11" x 12'6" (4.258m x 3.825m)



Incorporating a double glazed window to rear, radiator, laminate floor, coving to the ceiling, ceiling rose and a feature fireplace with surround, inset and hearth.



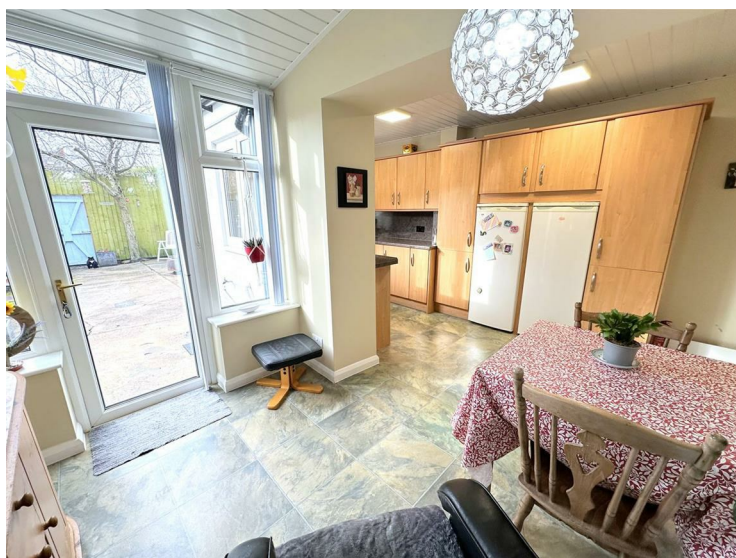
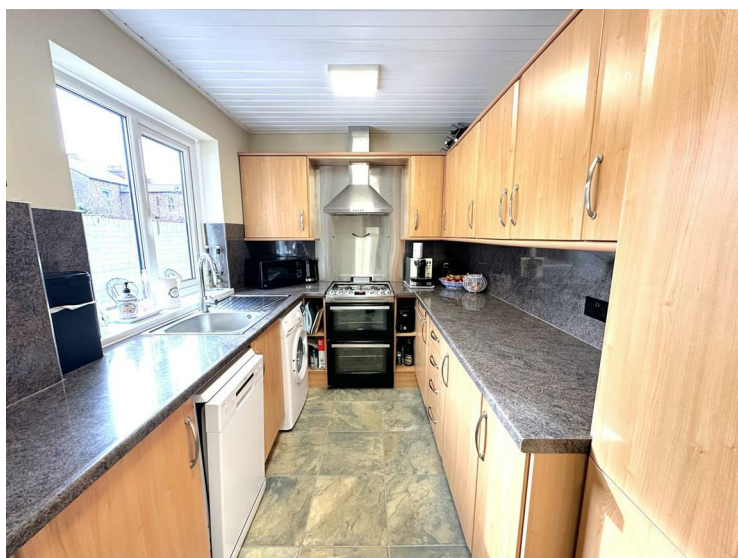
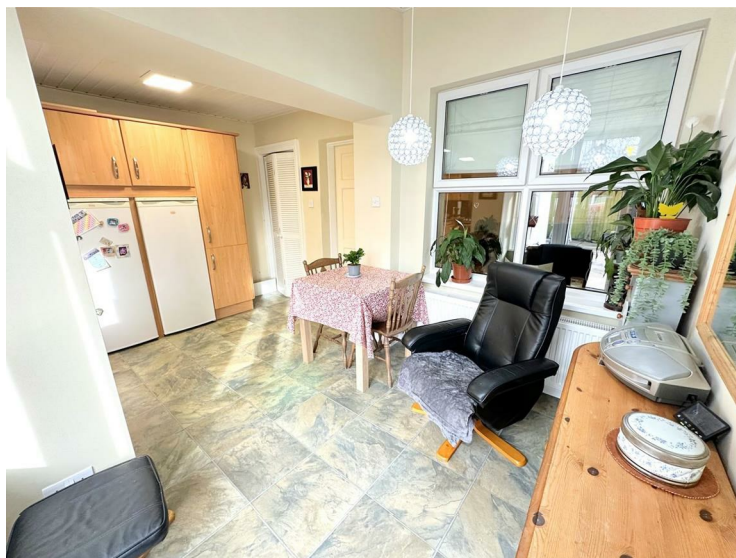


**L Shaped Dining Kitchen 17'2" max x 14'8" max x 7'1" min
(5.236m max x 4.478m max x 2.164m min)**



Incorporating a range of fitted wall and base units with complementary work surface over, oven point with cooker hood over and a sink unit with mixer tap. Plumbing for a washing machine, plumbing for a dishwasher, space for a fridge and space for a freezer. Double glazed window to side, two double glazed windows to rear, door to rear, laminate floor, radiator, panelled ceiling and an under stairs storage cupboard.





First Floor Landing



Incorporating a skylight and stairs to the attic bedroom.



Bedroom One 13'1" max x 16'0" max x 8'4" min (4.005m max x 4.888m max x 2.554m min)



A double bedroom incorporating a double glazed window to front, radiator, built in storage cupboard and under stairs storage cupboard.



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Bedroom Two 14'2" x 8'3" min (4.326m x 2.531m min)



A double bedroom incorporating a double glazed window to rear, radiator and fitted wardrobe/storage.



Bathroom 8'6" x 7'0" (2.595m x 2.155m)



Incorporating a three piece suite comprising of a bath with waterfall shower over & shower attachment, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, radiator, tiled floor, tiled splash areas, panelled ceiling and extractor fan.

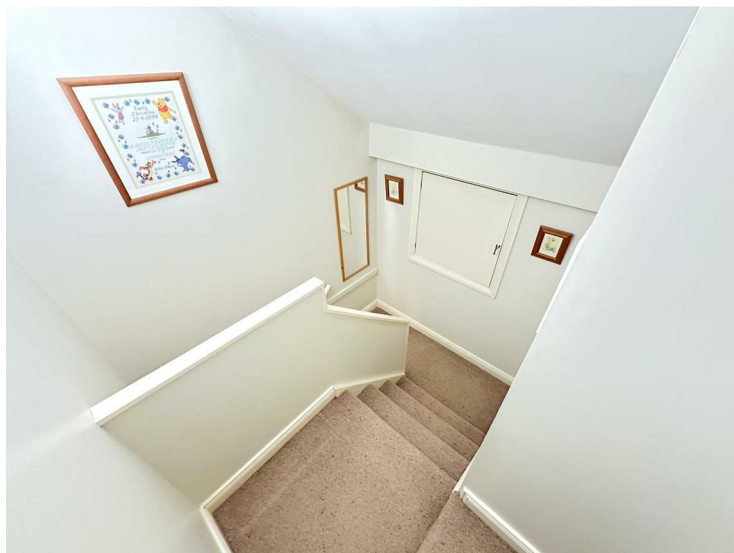




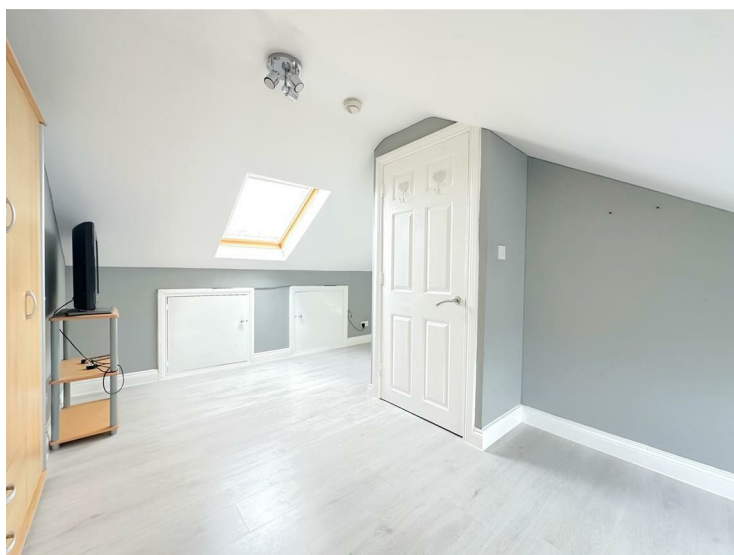
Second Floor Landing



Incorporating a built in storage cupboard.



Attic Double Bedroom 14'3" max x 8'2" x 17'2" max (4.360m max x 2.502m x 5.256m max)



A double attic bedroom incorporating of a double glazed skylight to rear, double glazed skylight to front, laminate floor and storage cupboards in the eaves. Please note, there is some restricted head height.

Outside



To the rear of the property there is a good sized enclosed yard with an outside tap and gated access to the rear.





Floor Plan



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/2821-3047-5202-4805-1200>

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

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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.

