



29 Ashley Street, Carlisle, CA2 7BD

Offers over £125,000

Vicinity Homes are delighted to offer to the market this deceptively spacious, three double bedroom mid terrace house situated within a popular residential area to the West of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, popular Primary & Secondary Schools, The Cumberland Infirmary and has great access to the City Centre and the Western City Bypass. The accommodation briefly comprises of an entrance vestibule, hallway, lounge, dining room and kitchen. To the first floor there are three double bedrooms and a bathroom. The property also benefits from double glazing, central heating, front forecourt and a good sized rear enclosed yard with two out buildings. The property does require some updating which is reflected within the asking price. Viewing is highly recommended to appreciate the size of the accommodation on offer. An ideal purchase for first time buyers, a family or an investor. The property is offered to the market with no onward chain.

Directions

From Carlisle City Centre proceed West along Castle Way. At the round about take the second exit onto Wigton Road. Turn right onto Ashley Street. The property is situated on the left hand side and can be identified by our "For Sale" sign.

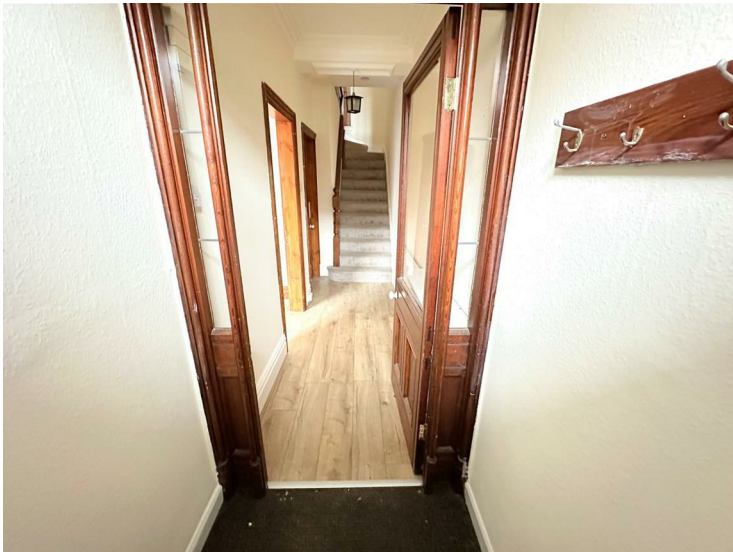
Entrance Vestibule

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

Hallway



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



Lounge 13'11" x 13'0" (4.262m x 3.977m)



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



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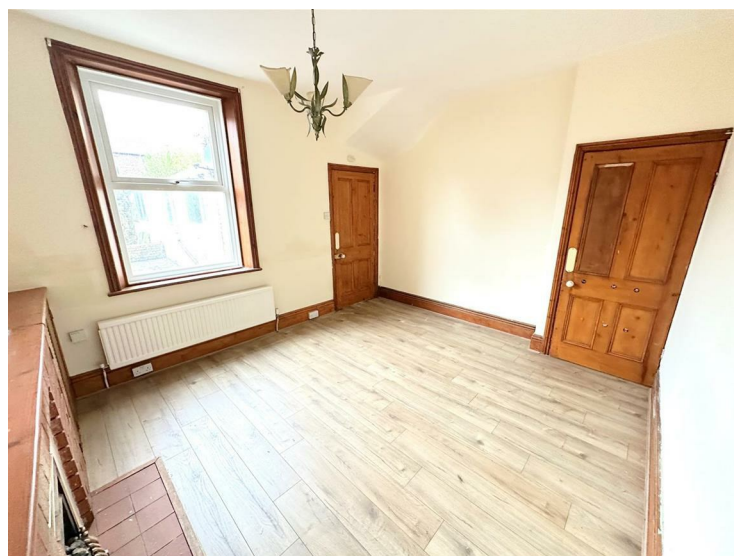
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Dining Room 13'1" x 12'0" (4.005m x 3.671m)

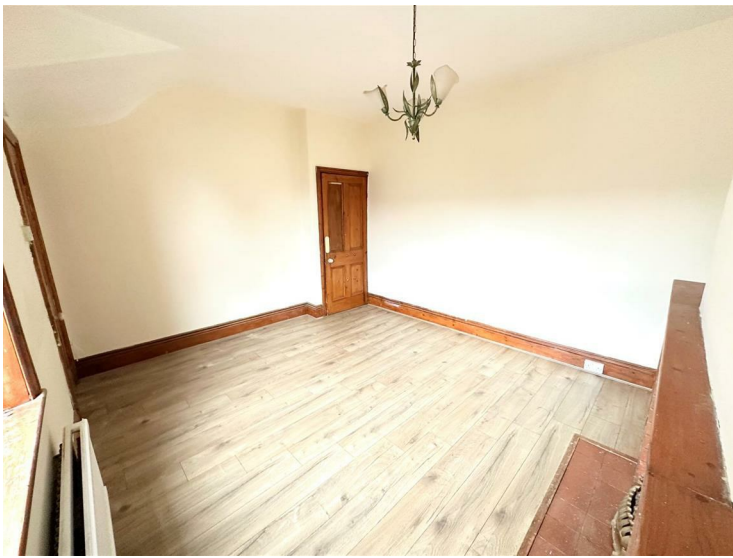


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Incorporating a double glazed window to rear, radiator, laminate floor, built in storage and a feature fireplace.



Kitchen 16'6" x 7'9" (5.038m x 2.375m)



Incorporating a range of fitted wall and base units with work surface over, oven point and cooker hood over. Tiled splash areas, sink unit with mixer tap, plumbing for a washing machine and space for a tumble dryer. Spaces for under cupboard fridge & freezer, double glazed window to side, door to side, laminate floor, radiator and under stairs storage cupboard.



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First Floor Landing



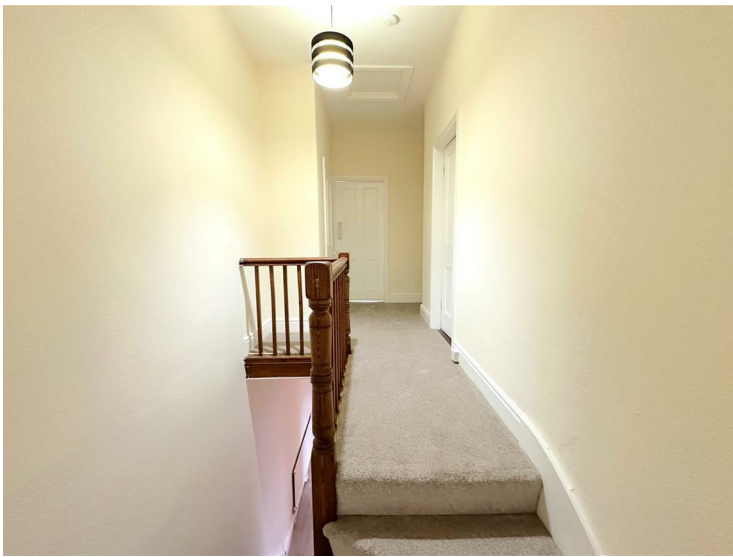
Incorporating loft access and built in storage cupboard.



Bedroom One 13'1" x 9'5" to wardrobe front (4.004m x 2.878m to wardrobe front)



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

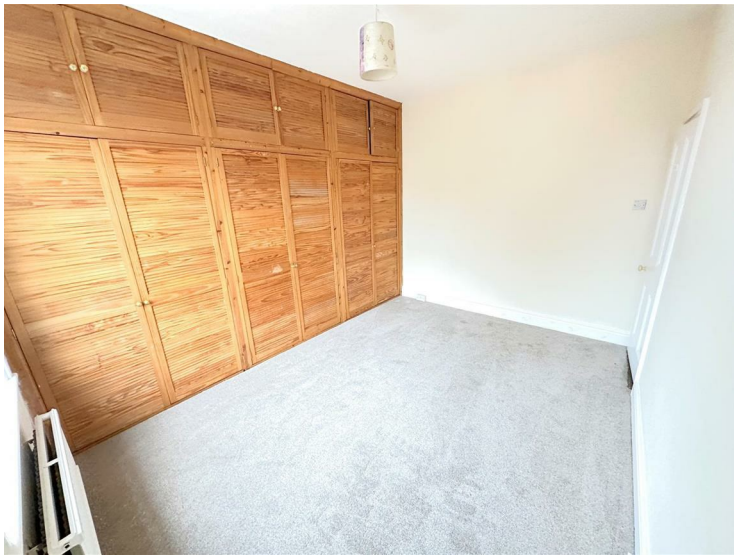


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Bedroom Two 12'5" x 12'0" (3.788m x 3.678m)

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



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Bedroom Three 9'9" x 9'1" (2.976m x 2.788m)



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



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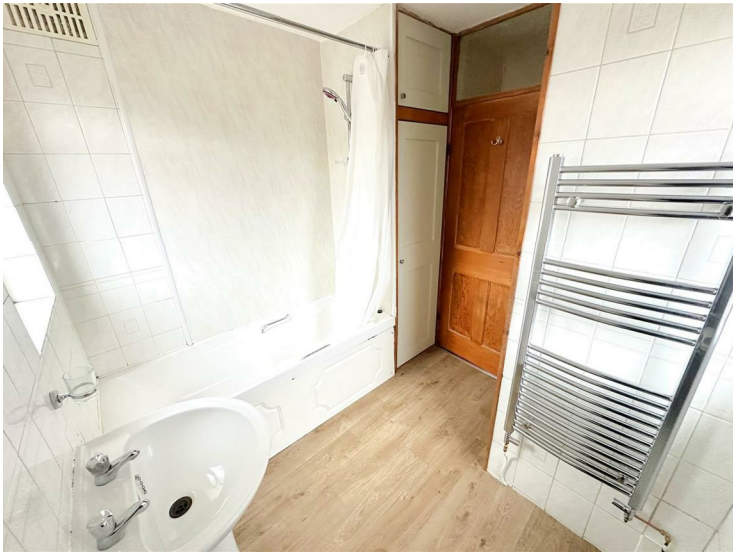
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Bathroom 7'8" x 7'4" max x 4'9" min (2.346m x 2.246m max x 1.457m min)



Outside

Incorporating a three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Double glazed obscured window to rear, double glazed obscured window to side, heated towel rail, tiled splash areas, splash boards and two built in storage cupboards.



The property is approached by a front forecourt with flower and shrub beds. To the rear of the property there is a good sized enclosed yard with two out buildings and gated access into the side lane.



Out Building One 8'7"x 6'6" (2.639mx 2.002m)

Incorporating power and lighting.

Out Building Two 13'8" x 8'2" (4.187m x 2.498m)

Incorporating power and lighting.

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/8305-6563-0429-4397-2563>

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.

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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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