



1 Wellside Walk, Carlisle, CA1 3TP

**Offers in the region of
£104,000**

Vicinity Homes are delighted to offer to the market this immaculately presented, two double bedroom end link house situated within a cul-de-sac location in a popular residential area to the South of Carlisle City Centre. The property is part of the Affordable Housing Scheme and is offered to the market at 80% of the full market value. 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 & the M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge and a modern dining kitchen with french doors to the rear garden. To the first floor there are two double bedrooms and a bathroom. The property also benefits from double glazing, central heating, on site parking and a garden to side and rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a first time buyer! Any interested purchaser must have a local connection to Carlisle District, please contact Vicinity Homes for more details.

Directions

Proceed South along London Road. Turn left at the traffic lights onto Cumwhinton Road. At the round about take the first exit onto Garlands Road. Take the second left onto Hunters Crescent and turn right onto Moorside Drive. Turn left onto Wellside Walk. 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.

Lounge 12'6" max x 9'5" x 16'0" (3.832m max x 2.894m x 4.892m)



Incorporating a double glazed window to front, radiator and under stairs area.



www.vicinityhomes.co.uk

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Dining Kitchen 12'6" x 8'8" (3.835m x 2.647m)



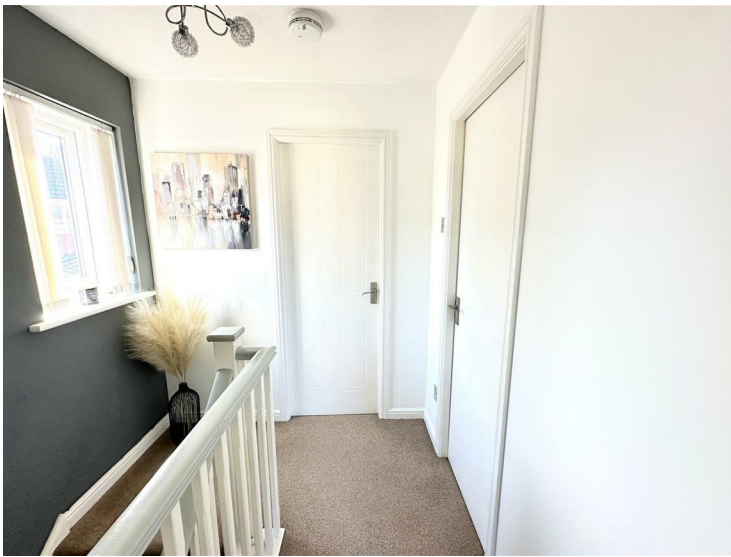
Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Tiled splash areas, sink unit with mixer tap, plumbing for a washing machine and space for a fridge/freezer. Double glazed window to rear, double glazed french doors to rear, radiator, LVT flooring and under stairs storage cupboard.



First Floor Landing



Incorporating a double glazed window to side and loft access.



Bedroom One 12'5" x 9'4" (3.795m x 2.854m)



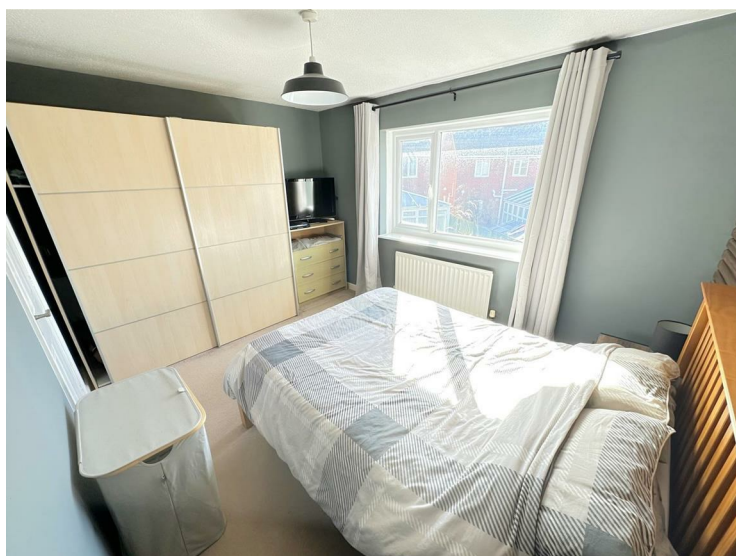
A double bedroom incorporating a double glazed window to rear and a radiator.



Bedroom Two 12'6" max x 9'2" min x 8'10" (3.835m max x 2.805m min x 2.698m)



A double bedroom incorporating two double glazed windows to front, radiator and built in storage cupboard.





Bathroom 6'2" x 6'0" (1.884m x 1.840m)



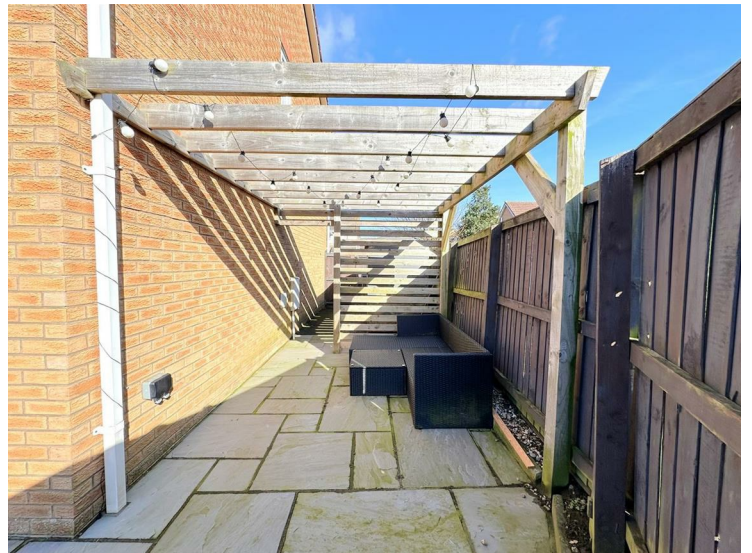
Incorporating a three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Extractor fan, heated towel rail, tiled splash areas and inset ceiling lights.



Outside



The property is approached by on site parking and a lawn area. To the rear of the property there is an enclosed garden with patio seating area, timber decked seating area, flower and shrub beds, outside power point, outside tap 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 D

<https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2103-4470-2605-6781>

Tenure

The property is Leasehold. There were 999 years on the lease when the property was built in 2001, there are approximately 975 years left on the lease. We have been informed the ground rent is £63 per year.

Estate Agents Note

Any interested purchaser(s) must have a local connection to Carlisle District i.e. born, live/work (continuously for three years), have relatives living in the area or has accepted an offer of permanent employment.

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.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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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