



13 Flower Street, Carlisle, CA1 2JW

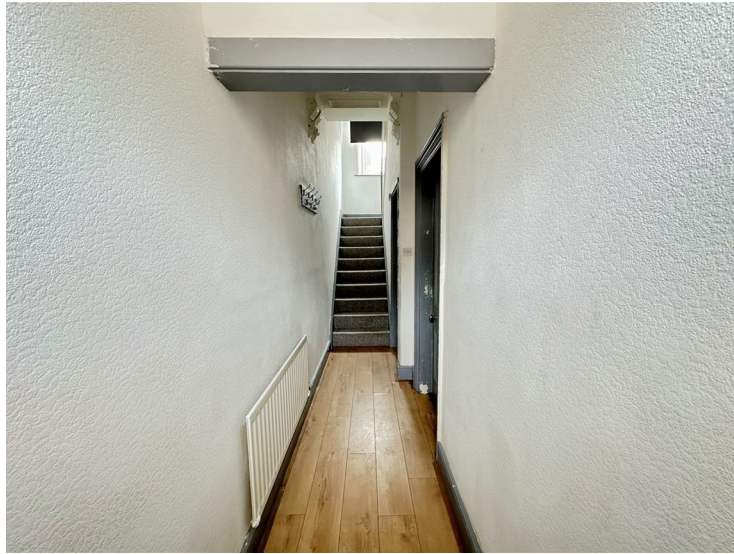
**Offers in the region of
£75,000**

Vicinity Homes are pleased to offer to the market this two double bedroom mid terraced house on a side street in a popular residential area to the South East 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 M6 Motorway. The accommodation briefly comprises of an entrance hallway, lounge and a dining kitchen. To the first floor there are two double bedrooms and a bathroom. The property also has double glazing, central heating and a rear enclosed yard with an out building. An ideal purchase for first time buyers or buy to let investors. The property is offered to the market with no onward chain. Viewing is highly recommended to appreciate the accommodation on offer.

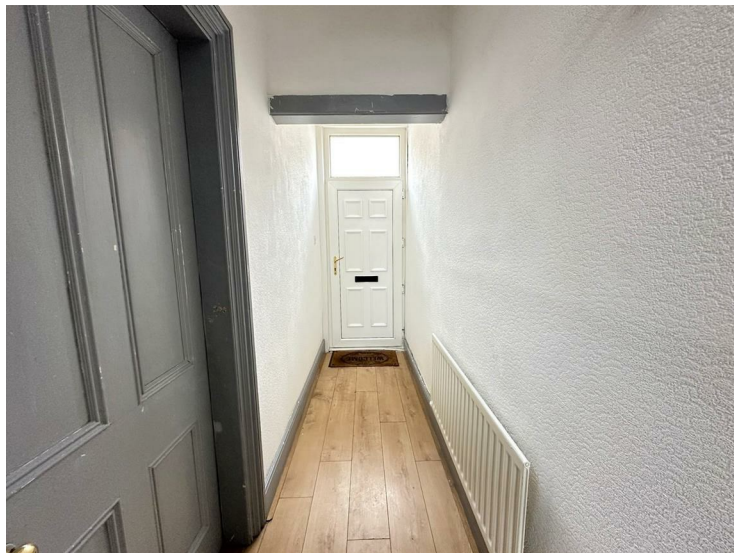
Directions

From Botchergate turn left onto Grey Street and left onto Flower Street. The property is 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, coving to the ceiling and stairs to the first floor.



Lounge 10'11" x 11'7" max x 10'4" min (3.329m x 3.538m max x 3.157m min)



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



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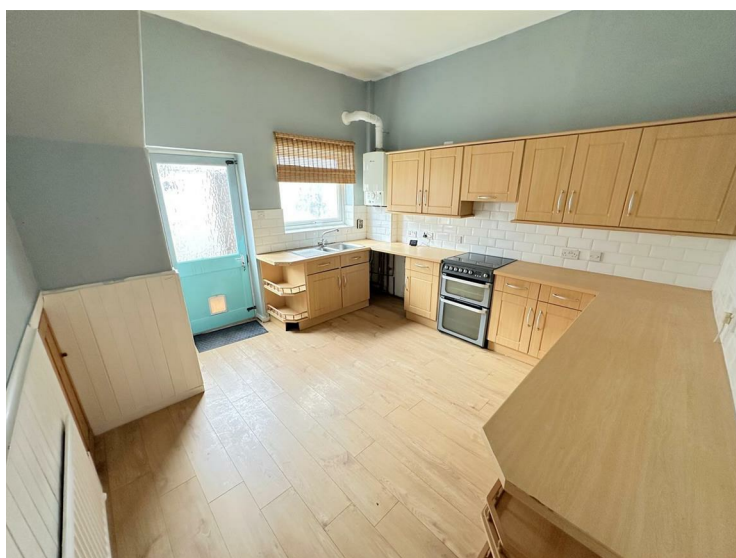
Blackdyke Road, Kingstown Industrial Estate, Carlisle CA3 0PJ

T: 01228 599011

E: sales@vicinityhomes.co.uk



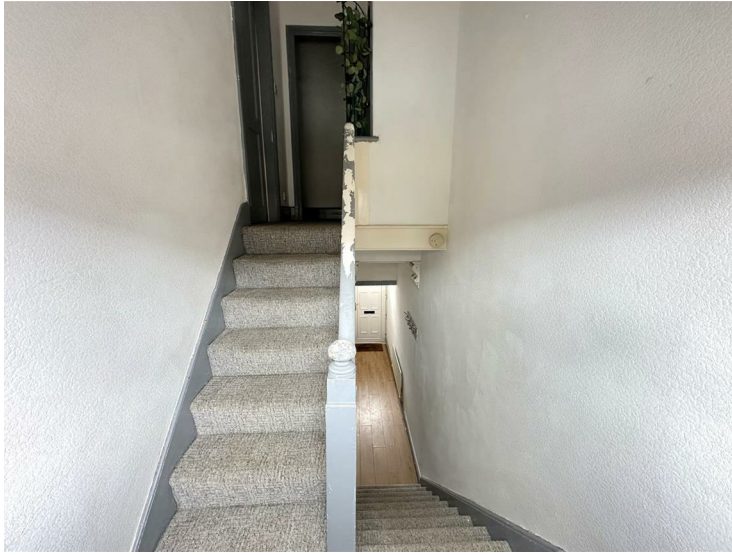
Dining Kitchen 12'6" x 11'11" (3.818m x 3.652m)



Incorporating a range of fitted wall and base units with complementary work surface over, oven point and cooker hood over. Tiled splash areas, 1.5 sink unit with mixer tap, plumbing for a washing machine, double glazed window to rear and a radiator. Door to rear, laminate floor, under stairs storage cupboard and built in storage area with double glazed window to rear.



First Floor Landing



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



Bedroom One 12'7" x 9'5" max x 8'2" min (3.844m x 2.880m max x 2.503m min)



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



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Bedroom Two 10'10" x 9'5" max x 8'2" min (3.306m x 2.882m max x 2.506m min)

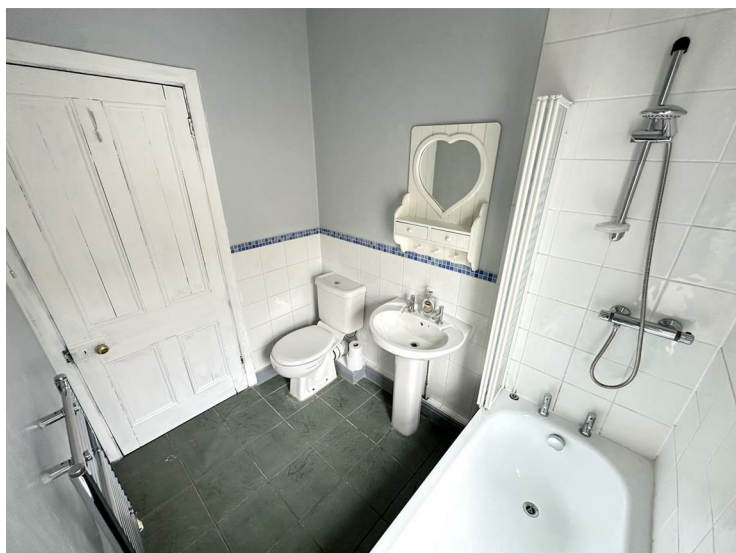


A double bedroom incorporating a double glazed window to front and a radiator.

Bathroom 7'6" x 5'6" (2.290m x 1.696m)



Incorporating a three piece suite comprising of a bath with shower over, pedestal wash hand basin and WC. Double glazed obscured window to front, heated towel rail, tiled floor and tiled splash areas.



Outside



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



Out Building 7'11" x 5'0" (2.418m x 1.539m)

Incorporating a window to side, 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/2180-0326-1190-2008-9101>

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

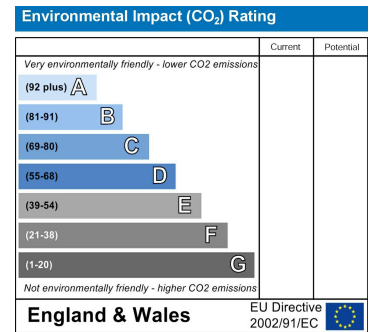
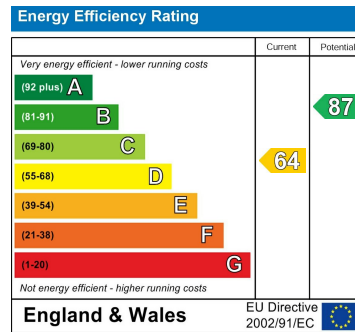
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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.



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